

START

FLASH NO. 1

Roll No. 2

Planning Commission Minutes

January 5, 1922 to October 25, 1923

**Planning Department
City & County of Honolulu**

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Planning Commission Minutes

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CITY PLANNING COMMISSION.

A regular meeting of the City Planning Commission was held on Thursday, January 5, 1922, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerny, President,
Mr. G. P. Denison,
Mr. H. R. MacFarlane,
Prof. A. R. Kellar,
Mayor Wilson,
City Engineer Ohrt.

ABSENT: Mr. P. E. Spalding.

VISITORS: Col. Schofield, of the Alexander Young Hotel Co.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The first business brought before the Commission was that of the completed map of the Waikiki Reclamation Project and adjacent property. There being no further improvements to be made, it was moved by Mr. Denison that tracings of the final drawing be submitted to the Board of Supervisors with the Commission's recommendation that the lay-out be adopted as shown from Ward Street to Diamond Head, and from Ala Moana to Beretania Street. The motion was seconded by Mr. MacFarlane and unanimously carried by vote. Mr. Ohrt suggested that the Commission ask the Board of Supervisors to forward a tracing to the Waikiki Improvement Commission, Act 221, Session Laws of 1921, recommending the adoption of the plan as submitted.

Col. Schofield suggested that the Commission make a recommendation concerning a street car route from Kalakaua Avenue to the Fair Grounds. Mr. McInerny felt that nothing would be gained by such a recommendation at this time, in view of the unsettled condition of the franchise question.

The City Hall site was then taken up, Mr. McInerny stating that he felt the Commission must make a recommendation in the matter. Followed a general discussion of the subject and various sites, but an expression as to a particular site was postponed until the next meeting.

In the matter of underground wiring in the Civic Center, the secretary was instructed to secure from the files the correspondence concerning this subject, and to have same at hand for the next meeting.

The next business brought before the Commission was that of the Ala Moana Boulevard. The City Engineer promised to have cross sections prepared for the next meeting, in order that the Commission may advise the Outdoor Circle of its recommendation in the matter.

Mayor Wilson then called the attention of the Commission to the idea of securing the Jaegar property on Punahou and Beretania Streets for a public park. It was decided to send a communication to the Outdoor Circle suggesting that they look into the matter, and pointing out to them the advantages of the property for park purposes because of its splendid and unusual trees. Mr. MacFarlane moved that Mr. W. W. Chamberlain, of the Bishop Trust Company, be invited to attend the next meeting for the purpose of discussing the proposition. Mr. Denison seconded the motion and it was carried by vote.

The matter of colored globes at street intersections was allowed to ride until Mr. Frazee could make more experiments.

ADJOURNMENT: There being no further business the meeting adjourned at 4. P.M.

Respectfully submitted,

Desmond K. O'Leary
[Signature] (Error)
 Secretary.

Approved by

T. D. McInerney
Per D.K.O. President.

NOTE:

Letter to Mrs. F.R. Day went forward January 6, 1922.
 Letter to Mr. W.W. Chamberlain went forward Jan. 6, 1922.
 Letter to Mr. T. E. Robinson went forward Jan., 10, "

CITY PLANNING COMMISSION.

A regular meeting of the City Planning Commission was held on Thursday, January 12, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT:

Mr. J. D. McInerny, President.
Mr. G. P. Denison,
Mr. H. R. MacFarlane,
Prof. A. R. Kellar,
Mayor Wilson,
City Engineer Ohrt.

ABSENT:

Mr. P. E. Spalding.

VISITORS:

Mrs. F. R. Day, President of the Outdoor Circle, Mrs. A. J. Campbell, of the same organization, and Mr. T. E. Robinson, of the Bishop Trust Company were present by invitation of the Commission. Col. Schofield, of the Territorial Fair Company was also present.

MINUTES:

The minutes of the previous meeting were read and approved.

BUSINESS:

The first business brought before the meeting was the reading of two letters; one from Mr. J. M. McChesney, representing the Knights of Pythias, concerning the extensions of Bishop and Pauahi Streets, and petitioning that the Pauahi Street extension be not abandoned. It was decided to acknowledge Mr. McChesney's letter, and to explain to him the present status of the project.

The other letter was from Mr. W. W. Chamberlain, of the Bishop Trust Company, referring the Commission to Mr. T. E. Robinson for information about the Jaeger property.

Mr. McInerny then called upon Mrs. Day for an expression of opinion upon the Commission's proposed recommendation to the Board of Supervisors that efforts be made to secure the Jaeger property to the City for a park.

Mrs. Day replied that the Outdoor Circle is in accord with the idea, and would

approve such a recommendation and assist in any way possible.

Mrs. Campbell suggested that it also be recommended that the property adjacent to the Jaeger property be secured to be included in the same park.

Mr. McInerny asked Mr. Robinson as to whether the property would be available. Mr. Robinson stated that while he could not speak for Mr. Allen Jaeger, who is not in the Territory, he felt reasonably sure that the property would be sold. In Mr. Robinson's opinion, there are about $5\frac{1}{2}$ acres of land Wai-kiki of the stream, and about $1\frac{1}{2}$ acres makai of Young Street, with a Beretania Street frontage of about 600 feet. In reply to Mr. McInerny's question concerning value, Mr. Robinson stated that the assessed value of the property is \$30,000.00 and that it is estimated that a subdivision into building lots would bring about \$70,000.00 or \$80,000.00.

Mr. Denison then moved that the Commission recommend to the Board of Supervisors that this property be acquired as a park. Mr. MacFarlane seconded the motion, and it was unanimously carried.

Mr. Robinson then withdrew from the meeting.

Mrs. Day brought to the attention of the Commission the small natural park located at the end of Bates Street, Nuuanu Valley, suggesting that it too be acquired by the City and County. Mr. Matsu was instructed to collect data concerning the ownership of this property and to present same to the Commission at the next meeting.

Mrs. Day and Mrs. Campbell desired to know if anything could be done by the Commission to eliminate the storehouse recently erected on the corner of School and Nuuanu Streets. Mr. McInerny explained that the building had been erected with the consent of 60% of the adjacent property owners. Mrs. Day and Mrs. Campbell spoke of the objectionable odors emanating from the building, and Mr. McInerny and Mayor Wilson advised them that the power to remedy this condition would lie with the Board of Health only. Mrs. Day and Mrs. Campbell, having no further business with the Commission, withdrew from the meeting.

Mr. Ohrt then reported upon the mail box matter, stating that the postal authorities felt the mail box to be no more of an obstruction than the telephone pole and water hydrant now located at the same place, and also that if the two latter could be moved to a more desirable location, the postal authorities would be in favor of moving the mail box. It was suggested that a communication be sent to the Hawaiian Trust Company asking if it would be feasible to fasten the wires now strung on the telephone pole to the building occupied by the Benson, Smith Drug Co., and upon receipt of reply from this company to send a joint letter to the Water Works Department,

the Electric Light Department, the Mutual Telephone Company, and the Hawaiian Electric Company, asking them to meet with the Commission on Thursday, January 19, for the purpose of discussing the matter. It was decided to so do, and the secretary was instructed to prepare the letters.

The City Hall site was then brought before the meeting. Mr. MacFarlane - being called away from the meeting - informed Mr. McInerny that he would be in favor of the Allen site, and withdrew from the meeting. There was a short discussion of the matter, and upon suggestion of the City Engineer, it was decided to review the data now on hand in the Mayor's office, and from it to prepare a letter of recommendation to the Board of Supervisors.

The matter of underground wiring was then taken up, and it was decided to write a joint letter to Mr. F. E. Blake, Hawaiian Electric Company, Mr. Lyman H. Bigelow, Superintendent of Public Works, Mr. W. L. Frazee, Superintendent of Electric Light Department, Mr. H. Stuart Johnson, Honolulu Rapid Transit & Land Company, and Mr. F. G. Hummel, Mutual Telephone Company, asking them to be present, if possible, at the next meeting of the Commission for the purpose of coming to a decision in the matter.

Mr. McInerny suggested to the Commission that a recommendation be made for the widening of Merchant Street. After a short discussion, it was decided to request the Board of Supervisors to appropriate the sum of \$499.00 for the purpose of making surveys and preliminary studies of Merchant Street with a view of Widening the same.

ADJOURNMENT: There being no further business, the meeting adjourned at 4:30 P.M.

Respectfully submitted,

Desmond K. O'Leary
Secretary.

Approved by

James McInerny
President.

NOTE:

Letter forwarded to Board of Supervisors Jan., 13, 1922.
 Letter forwarded to " " " 13, 1922.
 Letter forwarded to

F. E. Blake,)
 H. Stuart Johnson,)
 L. H. Bigelow,) Jan., 18, 1922.
 W. L. Frazee,)
 F. G. Hummel,)

Letter forwarded to Hawaiian Trust Co., Jan., 14, 1922.
 letter forwarded to

F. G. Hummel,)
 F. E. Blake,) Jan., 18, 1922.
 W. A. Wall,)
 W. L. Frazee,)

Letter forwarded to Mr. J. M. McChesney, Jan., 16, 1922.

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THE CITY PLANNING COMMISSION.

A regular meeting of the City Planning Commission was held on Thursday, January 19, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerny, President,
Mr. G. P. Denison,
Mr. H. R. MacFarlane,
City Engineer Ohrt.

ABSENT: Mayor Wilson, Prof. Kellar, and Mr. P. E. Spalding.

VISITORS: By invitation of the Commission, Mr. F. E. Blake, and Mr. T. J. McGrath, of the Hawaiian Electric Co., Mr. W. N. Chaffee, of the Honolulu Rapid Transit & Land Co., Mr. W. A. Wall, of the Water Works Department, and Mr. W. L. Frazee, of the Electric Light Department, were present to discuss with the Commission the feasibility of moving the telephone pole and water hydrant now located on the Benson, Smith & Co., corner of Fort and Hotel Streets. Col. Schofield, of the Territorial Fair Commission, was also present.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The first business brought before the meeting was the matter of the telephone pole, water hydrant and mail boxes located at the corner of Fort and Hotel Streets. Mr. McInerny stated to the visitors that the Commission is desirous of securing the removal of the above mentioned obstructions because of the congested condition of that particular corner during certain hours of the day. Mr. McInerny then asked Mr. Wall if it would be possible to have the water hydrant moved to another location. Mr. Wall replied in the affirmative, and stated it would be done if necessary.

Mr. McInerny then asked Mr. McGrath if the telephone pole could be moved to a less congested location. Mr. McGrath replied that because of the four-way wiring of this pole it would be impracticable to locate it elsewhere, and that to carry the wires to another location would necessitate the use of three or four poles in place of the one now necessary.

Mr. Frazee suggested that a steel pole - located a short distance down Fort Street - be used, and that it carry only high power wires, and that the lighting wires be strung along the makai side of the street.

Mr. McGrath was of the opinion that a steel pole could not be used; that it would take up more space

than the present wooden pole - say, about 5 to 7 inches in width by 18 inches long - and that such a location would not be so good for the four-way Wiring.

Mr. McInerny stated that he had looked into the idea of fastening the wires to the building occupied by the Benson, Smith Co., and that the strength of the walls would be ascertained, but the impression is that they are not strong enough.

Mr. Blake stated that he could not agree to fastening the wires to a building because of the danger involved, quoting an electrocution case that occurred because of high power wires having been attached to a building. Mr. Blake further stated that he would be willing to use a steel pole, if such use could be worked out, but that he doubted the feasibility in this case.

Mr. Denison then suggested that a communication be sent to the Postmaster stating the facts of the situation, in an effort to secure the removal of the mail boxes, and in the event of this not being sufficient to clear the corner, the matter of the pole could be again taken up.

Mr. McInerny added that he would personally see Mr. McAdam in the matter. The secretary was instructed to prepare the letter to the Postmaster.

Mr. McInerny then brought up the matter of ornamental poles in the Civic Center.

Mr. Blake stated that if the City and County will supply the ornamental steel poles, the Hawaiian Electric Company will place their wires on them at their own expense.

Mr. Chaffee did not feel that he could say whether the Rapid Transit & Land Company would be willing to do likewise, but he would consult with his company and let the Commission know of the decision in the matter.

Mr. Frazee said that the Electric Light Department would do its share.

Mr. McGrath agreed to supply the Commission with illustrations and estimates of ornamental steel poles.

The secretary was instructed to prepare a letter to the Board of Supervisors asking them to purchase the poles.

The visitors, having no further business with the Commission, withdrew from the meeting.

Mr. McInerny then called upon Mr. Matsu to report in the Bates Street matter.

Mr. Matsu exhibited a map showing the property suggested by the Outdoor Circle as a park, and stated that it is owned by Mrs. Anita C. Purdy and Mr. C. H. Merriam, with the exception of a government

owned right-of-way strip.

The secretary was instructed to write Mrs. F. R. Day, of the Outdoor Circle, to this effect, and to enclose the map exhibited by Mr. Matsu.

The next business brought before the meeting was the Ala Moana Boulevard. A map showing two studies was inspected by the Commission, and after a short discussion, a selection was made and the City Engineer requested to have a tracing made for the signed approval of the Commission at the next meeting.

Mr. McInerny stated to the Commission, that the Outdoor Circle had - upon suggestion - investigated the matter of the proposed Rawley Ice Cream Factory and Dairy to be located at the Beretania and Keaumoku Streets, and that there is some question of legality as to the methods used in securing the signatures of adjacent property owners to the petition presented by the Company proposing to erect the factory.

ADJOURNMENT: There being no further business, the meeting adjourned at 4:30 P.M.

Respectfully submitted,

Desmond K. O'Leary

Secretary.

Approved by

James McInerny

CITY PLANNING COMMISSION.

A regular meeting of the City Planning Commission was held on Thursday, January 26, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerny, President,
Mr. G. P. Denison,
Mr. P. E. Spalding,
Mayor Wilson,
City Engineer Ohrt.

ABSENT: Prof. A. R. Kellar, Mr. H. R. McFarlane.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The first business brought before the meeting was the reading of three letters; the first from Mr. H. Stuart Johnson, of the Honolulu Rapid Transit and Land Company, stating that this company is willing to bear its proportion of the expense attached to the installing of ornamental poles - to be supplied by the City and County - in the Civic Center.

The second letter was from Mr. H. H. Walker, of the Hawaiian Trust Company, stating that while it might be possible to attach wires to the building occupied by the Benson, Smith Company, such attachment would not be permitted by the Board of Fire Underwriters.

The third letter was from Mr. W. C. McGonagle, of Benson, Smith & Company, and is embodied in these minutes:

Mr. J. D. McInerny,
Chairman, of the Planning Commission,
Honolulu, T. H.

Dear Sir:-

We have been consulting with the Post Office authorities today regarding the removal of the letter and paper boxes from our corner of Fort and Hotel Streets, to relieve the congestion at this point. We will gladly cooperate in the matter and desire to make the following offer, which has already met the approval of Mr. MacAdam.

Benson, Smith & Company are willing to bear the expense of a combination mail and paper box, to be built locally, with dimensions narrower and taller than the paper box now in use in front of our store. This style of the combination box could be placed adjoining the new sign erected by the City and County regulating automobile traffic, which is situated on Fort Street twenty feet from the Hotel Street corner.

Yours very truly,

BENSON, SMITH & CO.,

(Signed) W.C. McGonagle,
President and Manager.

After a short discussion, Mr. Spalding moved that the offer of Benson, Smith & Company, as stated in Mr. McGonagle's letter, be accepted with the thanks of the Commission. Mr. Denison seconded the motion, and it was unanimously carried, the secretary being instructed to so write Mr. McGonagle, and also Postmaster MacAdam, asking that he cooperate in the matter.

The next business taken up was that of ornamental poles in the Civic Center. Mr. Spalding reported a conversation with Architect Mulgardt, who volunteered to design - entirely free of charge - an ornamental pole for use in the Civic Center, if approved of by the Commission and Mr. Frazee. It was decided to write Mr. Mulgardt a letter of acceptance, and to suggest that a sketch or two be submitted at the earliest time convenient to him, and to thank him for his gratis offer.

Mr. Spalding was of the opinion that the ornamental poles should not end at the corner of South Street, but should continue to Alapai Street.

The next matter before the meeting was a suggestion by Mr. Spalding that a letter be sent to the Bishop Estate concerning their triangular shaped lot at the junction of King and Merchant Streets, and asking their consent to removing the sheds at present upon the lot, and to the grassing of it, offering in exchange that the City and County relieve the Bishop Estate of taxes upon this property during its maintenance and use as a park.

A rough draft of a letter of recommendation of the Allen site to the Board of Supervisors was submitted to the members of the Commission. After a short discussion, it was decided to embody a few more points in the letter, and to submit it to the Board of Supervisors.

The final tracing of the Ala Moana Boulevard was inspected and approved by the Commission, the members present signing the same. The secretary was instructed to send a blue print of it to the Outdoor Circle, and also to the Board of Supervisors for their approval.

ADJOURNMENT:

There being no further business, the meeting adjourned at 4:30 P.M.

Respectfully submitted,

Desmond K. Glick
Secretary.

Approved by

James J. Emery.
President.

CITY PLANNING COMMISSION

A regular meeting of the City Planning Commission was held on Thursday, February 9, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerny, President,
Mr. G. P. Denison,
Mr. H. R. Macfarlane,
Prof. A. R. Kellar,
Mr. P. W. Spalding,
Mayor Wilson,
City Engineer Ohrt.

VISITORS: By invitation of the Commission, Mr. Elmer E. Garnsey, of the City Planning Commission of White Plains, New York, and Mrs. C. W. Hubbard, of the Outdoor Circle, Honolulu, were present.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The only business brought before the meeting was the reading and disposition of the following letters:

One from Postmaster MacAdam, concerning the mail box matter - acknowledged and ordered filed.

One from Mr. J. M. McChesney, concerning the extension of Pauahi Street - ordered answered.

One from Mr. Louis C. Mullgardt, concerning ornamental poles for the Civic Center - ordered answered with a request for sketches.

One from Mr. Winant, of the Bernice P. Bishop Estate, concerning the "Core Lot" at the junction of King and Merchant Streets, - ordered acknowledged and filed.

Mr. McInerny then requested that the balance of the meeting be devoted to the visitors and what they might have to say that would be of interest to the Commission. This being agreeable to all, Mr. McInerny called upon Mrs. Hubbard for remarks or suggestions.

Mrs. Hubbard replied that she was present as a listener, and was not prepared, at this time, to make definite suggestions.

Mr. McInerny then called upon Mr. Garnsey, who respond-

ed with a most interesting talk upon his impressions and observations of Honolulu, from the view point of an artist as well as visitor and city planner, particularly suggesting that in the boulevard development of the city, parking spaces be arranged for from which visitors as well as residents might enjoy vistas of the sea and mountains.

Tree planting was freely discussed, Mrs. Hubbard being of the opinion that shade trees are needed in Honolulu, and Mr. Garnsey feeling that most visitors to the Island desire sun, though he was of the opinion that occasional small bowers of hau would be attractive, and also afford shade for those who might desire it.

Kou, Ironwood, Kimane and cocoanut trees were generally discussed for use on the Ala Moana Boulevard, but no decision was arrived at.

In reply to Mr. McInerny's question as to the need of amusement for visitors, Mr. Garnsey stated that two gathering places - of a Casino type - one open-air, the other closed in, would be of value for band concerts, etc.

Mr. McInerny thanked both visitors for their suggestions and interest, extending a permanent invitation to Mrs. Hubbard to be present at meetings, and stating to Mr. Garnsey that the Commission would be glad to see him at other meetings, during his stay in Honolulu.

ADJOURNMENT:

The meeting then adjourned, it being 4:50 P.M.

Respectfully submitted,

Edmond K. Obit
Secretary.

Approved by

James McInerny
President.

CITY PLANNING COMMISSION

15

A regular meeting of the City Planning Commission was held on Thursday, March 2, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerney, President.
Mr. H. R. Macfarlane,
Mr. G. P. Denison,
Prof. A. R. Kellar,
~~Mr. J. D. McInerney~~,
City Engineer Ohrt.

ABSENT: Mr. P. E. Spalding.

VISITORS: By invitation of the Commission, Mrs. C. W. Hubbard, of the Outdoor Circle, was present.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The first business brought before the meeting was the reading of letters from the City Planning Commission of Oakland, California, and Catton, Neil & Co., of Honolulu.

Followed a general discussion of the Ala Moana Boulevard and the possibility of securing the consent of owners of property on the mauka side to reserve the sale of about three hundred feet of their land until the district had been more or less developed; the practicability of filling in the makai flats with the idea of placing the boulevard on the filled in site. Mr. McInerney suggested that the City Engineer make an estimate upon the probable cost of such filling, and to present same at the next meeting.

Mr. Denison was requested to take up the matter of the Electric Light Department's ornamental poles now in readiness for installation in the Civic Center, with an idea of securing the postponement of their placing until the Commission has received from Mr. Mulgardt the sketches he is now making.

Concerning the Waikiki Improvement Commission, it was decided to write Mr. L. H. Bigelow, Superintendent of Public Works, asking information as to the status of the City Planning Commission map submitted to him some four weeks ago.

ADJOURNMENT: There being no further business, the meeting adjourned at 4:30 P.M.

Respectfully submitted,

Approved by

J. D. McInerney
President.

Desmond K. O'Neil
Secretary.

A regular meeting of the City Planning Commission was held on Thursday, March 9, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT:

Mr. J. D. McInerny, President,
Mr. G. F. Denison,
Mr. H. R. Macfarlane,
Prof. A. R. Kellar,
Mayor Wilson.

ABSENT:

Mr. P. E. Spalding.

VISITORS:

By invitation of the Commission, Mrs. C. W. Hubbard was present.

MINUTES:

The minutes of the previous meeting were read and approved.

BUSINESS:

The first business brought before the meeting was the reading of a letter from Mrs. J.T. Warren concerning cemeteries within the city. As the matter does not come within the jurisdiction of the Commission, but is a Board of Health question, the letter was referred to Dr. Trotter, Mrs. Warren to be so notified.

Mr. McInerny then brought up the matter of the Ala Moana Boulevard with reference to a makai fill. The approximate location of the suggested fill was shown on a map. There was a general discussion of the probable cost of filling as against condemnation of the mauka land. It was suggested by Mr. Denison that the idea be given publicity in the hope of securing public approval and, eventually, assistance from the Legislature. Also, that Mr. Bigelow, Chairman of the Harbor Commission, be invited to attend the next meeting for the purpose of discussing the entire proposition with the Commission.

Street naming and marking was then taken up, Mr. Cain being asked to join the meeting and tell of his plans for the same. This lead into the matter of street lighting, and sketches of lamp and sign posts were submitted by Mr. Cain, Mrs. Hubbard and Mr. Matsu. After a lengthy discussion, it was decided that a communication be sent to the Board of Supervisors requesting that the Electric Light Department hold up the installation of lamp posts in the Civic Center until the Planning Commission can make a further study of the matter and submit a recommendation. It was also decided to consult with the Hawaiian Electric Co., and the Rapid Transit Co., about the combination pole #10036, as shown in the Electric Railway Equipment Company's booklet; Mr. Ohrt to do this. Mr. Matsu was requested to take up the same matter with Catton, Neil and Co., reports on both to be made at the next meeting.

ADJOURNMENT:

There being no further business, the meeting adjourned at 4:30

Respectfully submitted,

Approved by

J. D. McInerny
President.

Desmond K. Ohrt
Secretary.

CITY PLANNING COMMISSION.

A regular meeting of the City Planning Commission was held on Thursday, March 23, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerney, President,
Mr. G. P. Denison,
Mr. H. R. Macfarlane,
Prof. A. R. Kellar,
City Engineer Ohrt.

ABSENT: Mr. P. E. Spalding and Mayor Wilson.

VISITORS: By invitation of the Commission, Mr. H. Stuart Johnson, of the Honolulu Rapid Transit & Land Co., also a delegation of McKinley High School students, were present.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The first business brought before the meeting was the reading of the following letters:

1. Letter from Mr. D. H. MacAdam, Postmaster, containing permission to accept the proposal of Benson, Smith & Co., to construct and erect a combination mail and package box on Fort Street, below Hotel Street. The Secretary was instructed to acknowledge Mr. MacAdam's letter and to send copies of it and the acknowledgment to the Benson, Smith, & Company's manager.
2. Letter from Dr. F. E. Trotter, President of the Board of Health, concerning communication about city cemeteries forwarded to him last week. Ordered acknowledged and filed.
3. Letter from Mr. L. H. Bigelow, Superintendent of Public Works, concerning attending a meeting of the Commission to discuss the Waikiki Improvement Project. Letter and acknowledgement ordered filed.
4. Letter from Mr. H. Stuart Johnson, of the Honolulu Rapid Transit & Land Co., requesting a reconsideration of the proposed center line on King Street. Ordered filed.

Mr. McInerney then called upon Mr. Johnson, who explained to the Commission that his company desires a reconsideration of the center line on King Street as proposed in the new plans for set-back lines West of Liliha Street, but partic-

ularly in those sections where the present car tracks are but a foot or so off the proposed center line, in order that his company might be spared heavy future expense in the relaying of these tracks to conform with the new plans, upon orders from the City and County.

Mr. Johnson requested that the set-back lines and center line be established, wherever possible, to conform with the present street car tracks.

After a lengthy discussion and study of the King Street map, Mr. McInerney informed Mr. Johnson that the matter would be taken under advisement.

Mr. McInerney then brought up the matter of ornamental poles for the Civic Center, asking Mr. Johnson to consider pole #10036, as shown in the booklet of the Electric Railway Equipment Co. Mr. Johnson agreed to do so, and withdrew from the meeting.

Mr. Macfarlane excused himself from the meeting at 3:50 P.M.

There was some further discussion of the King Street center line, Mr. Ohrt expressing himself as in favor of reconsidering the matter. A tracing to show the probable location of a new line that would, more or less, conform with the present car tracks will be shown at the next meeting.

There being no further business, the meeting adjourned at 4 P.M.

Respectfully submitted,

Desmond K. Ohrt
Secretary.

Approved by

James McInerney
President.

FLASH NO. 2

A regular meeting of the City Planning Commission was held on Thursday, April 6, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerny, President,
Mr. George Denison,
Mr. H. R. Macfarlane,
Prof. A. R. Kellar,
City Engineer Ohrt.

ABSENT: Mr. P. E. Spalding and Mayor Wilson.

VISITORS: Mr. Eben Low, and Mr. Harvey, of Wright, Harvey & Wright.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The first business to come before the meeting was the reading of letters; one from Postmaster MacAdam asking the Commission if it had any objection to the placing of a combination mail and paper box at the E. O. Hall corner of King and Fort Streets. After some discussion, it was decided to suggest to Postmaster MacAdam that the box be placed either in the main entrance to Hall & Co., or further down King Street.

The second letter was from Mr. Kroll, of the Kaimuki Improvement Club, concerning objectionable construction in that district. The Secretary was instructed to ask Mr. Kroll to be present at the next meeting, if possible, for the purpose of discussing the matter.

Mr. McInerny then called upon Mr. Harvey, who desired the approval of the Commission to a plan for the subdivision and street improvement of the unoccupied part of the Kuma-lae Tract. The Commission approved of 50 foot streets, and Mr. Harvey withdrew from the meeting.

Mr. McInerny reported that Mrs. Day, of the Outdoor Circle, had objected, to him, to the proposed amusement park to be located on Kalakaua Avenue, Waikiki of the John Ena Road. This was discussed at length, but no decision arrived at.

Mr. McInerny also reported that Mr. Chaffee, of the Honolulu Rapid Transit & Land Co., had stated to him that the proposed ornamental poles for the Civic Center could be used by the Transit Co., and that he, Mr. Chaffee, would consult with the Hawaiian Electric Co., and report further at a later date. The secretary was instructed to write Mr. Chaffee stating that the Commission would be pleased to hear from him at the next meeting.

Mr. McInerny informed the Commission that Mr. Murray, Collector of the Port, had spoken to him about the planting of the Federal Building grounds, and that he, Mr. McInerny, had referred the matter to the Outdoor Circle. Plans will most likely be submitted to the Commission at a later date.

Mr. Eben Low suggested to the Commission that they recommend to the Board of Supervisors that steps be taken to acquire the property mauka of the proposed Ala Moana Boulevard for the purpose of a parkway, and that the present Ewa end of the parkway be extended to Atkinson Park, or at least to the Kewalo Basin. Mr. Low felt that early action and publicity in the matter will make it possible for the Board of Supervisors to request an appropriation from the Legislature, at its next meeting, for the purchase of the necessary land. Mr. Low also stated that perhaps some of the filling of the tide flats makai of the Boulevard could be done at a very small cost by the dredger now working on the Canal when it is returning seaward. The Commission unanimously approved of Mr. Low's suggestion and will take early action in the matter.

ADJOURNMENT: There being no further business, the meeting adjourned at 4:05 P.M.

Respectfully submitted,

Harmon K. O'Neil
Secretary.

Approved by

Samuel Henry
President.

A regular meeting of the City Planning Commission was held on Thursday, April 13, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerny, President,
Mr. George F. Denison,
Mr. H. R. Macfarlane,
Prof. A. R. Kellar,
City Engineer Ohrt,
Mayor Wilson.

ABSENT: Mr. P. E. Spalding.

VISITORS: By invitation of the Commission, Mr. Chaffee, of the Honolulu Rapid Transit & Land Co., Mr. McGrath, of the Hawaiian Electric Co., and Mrs. Campbell, of the Outdoor Circle, were present.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The first business brought before the meeting was the reading of a letter from Postmaster MacAdam, concerning the location of a combination letter and package box on the Chambers' Drugstore corner of King and Fort Streets. After a short discussion of the matter, it was decided to suggest to Postmaster MacAdam that the box be placed not less than 60 feet from the corner.

Communications submitted by Mr. Chaffee were partly read to establish record, and ordered filed. These communications set forth the number of poles, their sizes, and the cost of same, for use in the Civic Center.

The Commission then took up the matter in detail, discussing it with Mr. Chaffee and Mr. McGrath, the latter of whom agreed to supply the Commission with cost estimate of the pole brackets not later than Tuesday in order that a recommendation may be made to the Board of Supervisors.

Mr. Ohrt was directed by Mr. McInerny to prepare a letter covering all details of the ornamental pole matter.

Mr. Denison moved that it be presented to the Board of Supervisors at the next meeting. Mr. Ohrt seconded the motion and it was unanimously carried.

Mr. Chaffee and Mr. McGrath withdrew from the meeting.

The next matter taken up was the plan for planting the grounds of the Federal Building, a sketch and a letter being submitted to the Commission by Mrs. Campbell, of the Outdoor Circle.

After some discussion, it was decided that a copy be made of the sketch minus the vine and Banyan tree, and that in

place of the latter, a court fountain be shown; the completed sketch to be submitted to Mr. Murray, Collector of the Port, to be sent to Washington for approval.

Mrs. Campbell then withdrew from the meeting.

ADJOURNMENT: There being no further business, the meeting adjourned at 4 P.M.

Respectfully submitted,

Diamond K. O'Neil
Secretary.

Approved by

John M. Inemy
President.

A regular meeting of the City Planning Commission was held on Thursday, April 20, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. James D. McInerny, President,
Mr. George P. Denison,
Mr. H. R. Macfarlane,
Prof. A. R. Kellar,
City Engineer Ohrt,
Mayor Wilson.

ABSENT: Mr. P. E. Spalding.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The first business brought before the meeting was a verbal report by Mr. McInerny that during a discussion of the ornamental pole matter with Mr. McGrath and Mr. Ohrt, on the previous Monday, it was discovered that the pole approved by the Commission would not do, and a better one was selected, the City Engineer to have a sketch made from the approved design and the same to be submitted to the Committee to whom the matter was referred.

Mr. McInerny also reported that building on Merchant Street is being contemplated, and requested the secretary to look into the status of the Commission's request to the Board of Supervisors for the necessary funds to establish a setback line on that street. Mr. Cain was asked to join the meeting for the purpose of ascertaining whether the Castle & Cooke Company had secured a building permit. Mr. Cain reported that they had not.

A map of Ala Moana was then exhibited for the purpose of showing the proposed seaward fill. After some discussion, it was decided to have a new tracing prepared that would show not only the proposed fill and location of the boulevard and parkway, but also the approximate cost of filling as against that of acquiring mauka property.

A map of the Palama District was studied by the members, and it was decided that this street project should be the next matter taken into consideration upon the disposal of the Ala Moana matter.

ADJOURNMENT: There being no further business, the meeting adjourned at 4:05 P.M.

Respectfully submitted,

Demmond K. Ohrt
Secretary.

Approved by

Approved by

James D. McInerny
President.

A regular meeting of the City Planning Commission was held on Thursday, April 27, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerny, President,
Mr. George P. Denison,
Prof. A. R. Kellar,
City Engineer Ohrt,
Mayor Wilson.

ABSENT: Mr. Spalding and Mr. H. R. Macfarlane.

VISITORS: By invitation of the Commission, Mr. H. Stuart Johnson and Mr. Chaffee, of the Honolulu Rapid Transit & Land Company, were present.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: There being no correspondence, Mr. McInerny called upon Mr. Johnson, who stated to the Commission that his company had considered the division of expenses of combination light and power wire poles for the Civic Center, as set forth in the Commission's letter of April 22, and felt that a more equitable proposition would be the division into equal parts among the utility companies using the poles of the cost of the bare poles, each company to bear the expense of its own fixtures, etc. This proposition was discussed by the Commission, and it was decided to embody the same in a letter to the Finance Committee of the Board of Supervisors, to the Hawaiian Electric Company, and to the Mutual Telephone Company, together with a copy of the approximate pro rata cost to each party concerned as submitted by Mr. Chaffee. Mr. Johnson and Mr. Chaffee then withdrew from the meeting.

The Commission then took up the matter of street laying in the Palama District, the City Engineer submitting a map. There was some discussion as to the best method of procedure in the more congested parts of the district. The City Engineer stated that all sections were not shown on the map, but would be drawn in by next meeting.

ADJOURNMENT: There being no further business, the meeting adjourned at 4:10 P.M.

Respectfully submitted,

Approved by

Desmond K. Ohrt
Secretary.

J. D. McInerny
President.

Letter to Mr. Petrie, Finance Committee, April 28, 1922.

Letter to Mr. Blake, Hawaiian Electric, " " "

Letter to Mr. Hummel, Telephone Co., " " "

A regular meeting of the City Planning Commission was held on Thursday, May 11, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerney, President,
Mr. H. R. Macfarlane,
Mr. George P. Denison,
Prof. A. R. Kellar,
City Engineer Ohrt,
Mayor Wilson.

ABSENT: Mr. P. E. Spalding.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: Letters from Mr. Blake, of the Hawaiian Electric Co., and Mr. Hummel, of the Mutual Telephone Co., were, both stating that these companies are willing to co-operate with the Commission in the plans for a combination pole line in the Civic Center.

A map of the Ala Moana Boulevard, showing the suggested fill and approximate cost of acquiring the necessary land for the fill, was then exhibited and studied. After some discussion it was decided to submit a blue print, together with a letter, to the Board of Supervisors, recommending that the Board request an appropriation or bond issue of the next Territorial Legislature for the purpose of constructing the boulevard and fill.

Mr. Ohrt then brought up the matter of extending Kalakaua Avenue to Beretania Street, and upon motion by Mr. Macfarlane, seconded by Prof. Kellar, it was unanimously voted to recommend to the Board of Supervisors that the extension be made at an early date.

ADJOURNMENT: There being no further business, the meeting adjourned at 3:40 P.M.

Respectfully submitted,

Deamond K. Ohrt
Secretary.

Approved by

John McInerney
President.

A regular meeting of the City Planning Commission was held on Thursday, June 1, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. James D. McInerney, President,
Mr. G. P. Denison,
Mr. H. R. Macfarlane,
Mr. P. E. Spalding,
Prof. A. R. Kellar.

ABSENT: Mayor Wilson.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The first business brought before the meeting was the signing of the Ala Moana Boulevard tracing by Mr. Spalding, who was absent at the time other members signed the same.

A map of Merchant Street was then exhibited and studied, and after a lengthy discussion it was moved by Mr. Denison, seconded by Mr. Macfarlane, and unanimously voted to recommend to the Board of Supervisors that a set-back line 8 feet from the present curb be established on the Mauka side of the street from the Civic Center to Nuuanu Street, and to submit a blue print showing the proposed line with the letter of recommendation.

A map of the Palama District was then shown to Mr. Spalding and the street problems, in that section, discussed.

ADJOURNMENT: There being no further business, the meeting adjourned at 3:45 P. M.

Respectfully submitted,

Desmond K. O'Rourke
Secretary.

Approved by

James D. McInerney
President.

Secretary's correction:

In the 17 line, the words 'present curb' should read 'present property line'.

A regular meeting of the City Planning Commission was held on Thursday, June 15, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerny, President,
Mr. George P. Denison,
Mr. H. R. Macfarlane,
Mr. P. E. Spalding,
Prof. A. R. Kellar,
City Engineer Ohrt.

ABSENT: Mayor Wilson.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The first business brought before the meeting was the reading of a letter of application for the position of Secretary from Mrs. Grace Bartlett. It was decided to leave the appointment of the new Secretary to President McInerny, and the Secretary was instructed to arrange with Mrs. Bartlett for one attendance at a meeting of the Commission for that purpose.

Followed an informal discussion of the proposed new routing of the Honolulu Rapid Transit line.

Mr. McInerny reported that he had been informed that the Gore Lot, Civic Center, is to be improved by the Bishop Estate and made into a park plot.

Mr. McInerny instructed the Secretary to suggest to Mayor Wilson that he arrange with the visiting commissioners from various Coast planning commissions for an evening with this commission, in accordance with a request from one of the visitors.

Mr. Macfarlane asked for and was granted a month's leave of absence.

Upon information from Mr. Ohrt that the Guardian Trust Co., is planning a subdivision of certain of their holdings in the Waikiki Improvement District, the Secretary was instructed to send a blue print of the approved map of this district to that company for the purpose of calling their attention to the fact that subdivisions have been planned.

A preliminary map of the Palama & Kalihi Improvement District was then discussed, and upon suggestion by Mr. Ohrt, it was decided to send blue prints of the same to the various improvement clubs of the district and to the Honolulu Rapid Transit Co., for their information and to secure from them any suggestions they may see fit to make.

ADJOURNMENT: There being no further business, the meeting adjourned at 4:15 P.M.

Respectfully submitted,

Approved by

J. D. McInerny
President.

Remond K. Ohrt
Secretary.

A regular meeting of the City Planning Commission was held on Thursday, June 22, at 3 P.M., in the Assembly Hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerny, President,
Mr. George P. Denison,
Mr. P. E. Spalding,
Prof. A. R. Kellar,
Mayor Wilson,
City Engineer Ohrt.

ABSENT: Mr. H. R. Macfarlane absent on leave.

MINUTES: The minutes of the previous meeting were read, corrected and approved.

BUSINESS: The first business brought before the meeting was the reading of an acknowledgement of blue prints and a suggestion from Mr. E. W. Sutton, of the Bishop Trust Co., concerning a right of way from Kalakaua Avenue to the beach in the district within the proposed Waikiki Improvement. Mr. Sutton suggested that the stream between the Moana Hotel and the Outrigger Club be filled in and made into a public right of way. The City Engineer was asked to secure information as to title, the same to be included in a letter to the Board of Supervisors recommending the suggestion to their consideration.

Mr. Ohrt reported to the Commission that Mr. Bigelow, Superintendent of Public Works, is preparing a map of the waterfront at the foot of Fort Street, and suggested that the Commission ask to be allowed to see the completed map before it is finally approved and submitted to the Legislature.

Mr. McInerny then appointed Mrs. Grace Bartlett, who was present, to the position of Secretary, the appointment to become effective on July 17.

ADJOURNMENT: There being no further business, the meeting adjourned at 3:40 P.M.

Respectfully submitted,

Desmond K. Ohrt
Secretary.

Approved by

J. D. McInerny
President.

FLASH NO. 3

A regular meeting of the City Planning Commission was held on Thursday, July 20, 1922, at 3 p.m. in the assembly hall of the Kapiolani building.

PRESENT : Mr. J. D. McInerny, President
Mr. George P. Denison
Mr. P. E. Spalding
Prof. A. R. Kellar
City Engineer Ohrt *H. R. MacFarlane*

ABSENT: Mayor Wilson

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The first business brought before the meeting was the reading of three letters-

1- One from Lyman Bigelow, superintendent of public works, in reply to a letter sent by the commission on June 23, asking to have the opportunity to see the completed map of the waterfront at the foot of Fort street before finally adopted. According to Mr. Bigelow, they have no complete map showing the entire development, but would be glad to submit to the Commission a drawing showing the wharf sheds on Piers 8, 9, 10, and 11, including the tower, at the foot of Fort street. The secretary was directed to acknowledge and accept his offer of the loan of this drawing.

2- Letter from Mr. T. E. Robinson regarding the proposed sub-division of the Jaeger property, asking what action, if any, the supervisors have taken toward acquiring this property for a public park. The secretary was requested to send copy of Mr. Robinson's letter to the supervisors, together with a request that something be done immediately, urging the advisability of obtaining this property as a valuable asset to the Territory.

3- Letter of resignation from Mrs. Desmond K. Ohrt. On the motion of Mr. Denison, her resignation was accepted, with regrets.

Announcement was made of the re-appointment by the Mayor of Messrs. Kellar and Denison, whose terms had expired June 30. The present terms of office of the Commissioners are as follows:

Mr. J. D. McInerny-	term to expire June 30, 1923
Mr. P. E. Spalding-	" " " " " "
Mr. H. R. Macfarlane-	" " " " " "
Mr. G. P. Denison-	" " " " " 1924
Mr. A. R. Kellar-	" " " " " "

Mr. Ohrt reported that both the Merchant street widening and the Ala Moana Boulevard projects were now in the hands of the road committee of the supervisors.

President McInerny announced that he would be away from the city, leaving Thursday evening, July 20, and during his absence Mr. Macfarlane would act as chairman.

Mr. Ohrt then presented a map of the proposed street plan of the Kapaalama Section, and the remainder of the hour was spent in discussion of the map and its problems.

ADJOURNMENT- There being no further business, the meeting adjourned at 4 p.m.

Respectfully submitted,

Grace Bartlett
Secretary

Approved by

H. Macfarlane
Acting-President

Letter to Supervisors- July 21.

Letter to Mr. Lyman Bigelow- July 21.

Letter to T. E. Robinson- July 21

Map of Kapalama Section sent to members of Commission
and to Bishop Estate Office- July 21.

Also copy to H. Stuart Johnson- Rapid Transit Co. Aug. 1.

Copy of Waikiki Reclamation map and Kapalama Section
delivered to Mr. Beadle of the Trent Trust Co.-Aug. 1.

A regular meeting of the City Planning Commission was held on Thursday, August 3, 1922, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerny, President
Mr. George P. Denison
Mr. P. E. Spalding
Prof. A. R. Kellar
City Engineer Ohrt
Mayor Wilson

ABSENT: None

VISITORS: Mr. A. A. Brown, Superintendent of Construction, of the proposed new Castle & Cooke building, - by invitation of Engineer Ohrt.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The first business of the meeting was the reading of a letter from the city and county clerk, representing the board of supervisors, acknowledging our letter to the board, under date of July 21, in which we enclosed a copy of letter to the Commission from Mr. T. E. Robinson, representing the Jaeger estate, asking for the status of the Commission's recommendation to the board of supervisors as of January 13, and urging that some immediate and definite action be taken. "The board expressed the opinion that the city and county was in no position to acquire this land in question at this time--- and decided to refer the matter to the Committee on Highways, Bridges, Public Improvements and Garbage, the committee to ascertain the value of such portions of the property that may be required for road extension purposes." The secretary was requested to advise Mr. Robinson of the situation; also to send letters to the Governor of the Territory, the Outdoor Circle, and the President of the Chamber of Commerce, asking their support in securing this property for the City for park purposes. According to Mayor Wilson, the only question is one of finances.

The map of the proposed street plan for the Kapalama section, copies of which had been in the hands of the members of the Commission for several days, was again discussed. The secretary was instructed to send copies of the map to the Kalihi improvement clubs, Palama Settlement, Superintendent of Public Instruction, real estate men of the city, and to any others who might be interested and of help in giving publicity to the plans. It was also suggested that maps be placed in conspicuous places about the city, inviting criticism and comment.

City Engineer Ohrt showed to the Commission a sub-division of the Carter property on Kalakaua Avenue, as presented to him by Mr. Charles A. Davis for approval. Mr. Ohrt did not feel that he could approve the plan as submitted, unless streets were recommended to fit in with the plan of the Waikiki Reclamation as approved by the Commission. The members of the Commission agreed that they should hold to their regular plan, and let Mr. Davis, and any others, conform to it.

A discussion of Bishop Street extension and widening filled the remaining part of the hour. The secretary was asked to ascertain the names of property owners on both sides of Bishop Street, and to invite them to be present at the next meeting of the Commission, Thursday August 10, in order that all sides of the question might be presented and thoroughly discussed.

There being no further business, the meeting adjourned at 4:05 p.m.

Respectfully submitted-

Mrs. Grace Bartlett
Secretary

Approved by-

James Henry
President

August 4-

Letter to T. E. Robinson- Giving action of Supervisors on
Jaeger property.

Letter to Gov. Farrington- Plea for cooperation in securing
Jaeger property.

Letter to Chamber of Commerce- Ditto

Miss Beatrice Castle- Outdoor Circle- Ditto

Letters to Bishop Street property owners- invitation to attend
next meeting.

Mr. E. White Sutton, Manager, Bishop Trust Company

Mr. Frank Atherton, Castle & Cooke

Mr. F. E. Baake, Hawaiian Electric Company

Mr. A. L. Castle, Attorney H. W. Wolters Estate

MR. L. Tenney Peck, President First National Bank of Hawaii

Mr. Mason F. Prosser, Attorney J. J. Sullivan Estate

Mr. Alexander Young, Manager Young Hotel

Mr. James Steiner, Kalakaua Ave.

The Right Reverend Libert, Bishop of Zeugma, Roman Catholic Cath.

Major-General Charles F. Summerall, Commander, Hawaiian Department

Mr. George Collins, Manager Land Department, B. P. Bishop Estate

Mr. A. W. T. Bottomley, American Factors Company

Senator Robert W. Shingle, Trustee Van Tassel Estate, Waterhouse
Trust Co.

Mr. George Angus, Theo H. Davies & Co.

Mr. J. A. Balch, Mutual Telephone Company

Mr. James M. Monsarrat, 201 Kauikeolani Bldg.,

Mr. Riley H. Allen, Honolulu Star Bulletin

A regular meeting of the City Planning Commission was held Thursday, August 10, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: Mr. J. D. McInerney, President
Mr. George P. Denison
Mr. P. E. Spalding
Prof. A. R. Kellar
Mr. H. R. Macfarlane
City Engineer Ohrt
Mayor Wilson

ABSENT: None

Visitors: By invitation of the Commission, the following Bishop Street property was represented:

Bishop Trust Company-	E. White Sutton
Castle & Cooke-	Frank Atherton
Hawaiian Electric Company-	F. E. Blake
Wolters Estate-	
First National Bank-	
J. J. Sullivan Estate-	Dr. Huddy
Young Hotel-	C. C. vonHamm
James Steiner	Self
Catholic Church-	Right Rev. Libert
Hawaiian Department, U.S.A.-	Capt. Carden
Bishop Estate-	George Collins
American Factors-	A. W. T. Bottomley
Bank of Bishop	A. W. T. Bottomley
VanTassel Estate	
Theo. Davies	George Angus & Mr. Davies
Mutual Telephone Co.	
Mr. Riley H. Allen-	Editor, Star-Bulletin

PUBLIC HEARING: President McInerney presided and stated that the City Planning Commission were desirous for an expression of opinion from the various Bishop Street property owners on the subject of widening Bishop Street, and to that end the meeting had been called.

He then asked Mr. Ohrt to make a statement of traffic conditions as they would effect Bishop Street. Mr. Ohrt stated that ultimately the cross town traffic would naturally head for Bishop Street, and that the street and sidewalks should be widened to meet the increased traffic. He explained that it was tentatively proposed to widen the street 20 feet, adding 10 feet of that to the present street width, and 10 feet to the sidewalks, making an 80 foot street from property line to property line, the present width being 60 feet. The approximate cost

of extending Bishop Street through to Beretania and widening it at the same time, would be in the neighborhood of \$1,000,000- \$300,000 of this representing the extension, and \$700,00 the cost of improvement.

Under the Frontage Tax plan, Mr. Ohrt explained that the city would have to pay about 61 percent of the assessment, or about \$600,000. This amount would equal the full amount of the permanent improvement fund of the City and County for one year, and he expressed the belief that the Supervisors would hardly feel justified in expending this whole amount for one improvement, to the exclusion of other needed improvements, such as those for schools, etc.

Under the Set Back plan, according to Mr. Ohrt, the City would pay the entire cost, doing so, however, a little at a time, as each property owner was ready to improve his property.

Mr. Ohrt suggested that there should be some understanding among the property owners themselves, whereby they would see the necessity for widening the street, and of their own accord conform to a set back line when improving their property.

President McInerny then called upon the following for expressions-

- 1- Mr. James Steiner- favored widening Bishop Street as much as possible, at least 10 feet.
- 2- Mr. George Collins- said that he had come to listen, and to hear the opinions of other property owners, as Bishop Estate was not immediately affected. However, he favored widening the street.
- 3- Bishop Libert- was in favor of widening Bishop Street if it could be proved necessary; however, he did not see where it would be necessary since the main traffic of the city would always be, in his opinion, on King and Beretania streets.
- 4- Mr. Frank Atherton- representing Castle & Cooke, very strongly favored widening Bishop Street, stressing the fact that the whole drift of business was bound to continue toward the civic center, since the oriental section Ewa of the center would prohibit expansion in that direction by the American merchant. He also stated that when the Matson Company moved to Piers 8, 9, and 10, Bishop Street would become their main avenue of traffic from the waterfront to King and Beretania. Since Castle and Cooke are intending to break ground within two months for their new

building, Mr. Atherton said they would like to know in the immediate future what action is to be taken. In view of the difficulties involved, he did not favor more than a 10 foot widening.

Mr. Atherton also asked if Merchant Street was to be widened, as that set back line would also affect them materially in their building plans. Mr. Ohrt explained that an 8 foot set back line had been recommended by the Commission to the Board of Supervisors, this to be entirely on the Mauka side of the street, extending from Richards Street to Nuuanu Street. He explained that this recommendation had been referred to the Road Committee of the Board, and as yet no action had been taken by that committee.

5- Mr. Bottomley-said that Bishop Bank is willing to give up 10 feet, but is not willing to give up any more than that. He also urged immediate action by the Board of Supervisors, as they are intending to build in the very immediate future.

6- Mr. Davies- was theoretically in favor of a 20 foot extension, but explained that some of the property owners on the Ewa side of the street could not afford to lose that amount of space, as the resulting piece of land would be too long and narrow to accommodate a large modern business block. Therefore, he would favor a compromise of a 10 foot widening.

7- G. C. von Hamm- expressed himself in favor of a 10 foot widening, feeling that if 20 feet were added to the street, street cars might eventually be placed there, which would be contrary to the agreement entered into between the Board and the property owners when the street was opened up to the public. He did not think it fair to have the property owners assessed for entire proportion of the costs, when the matter of widening this street would be of benefit to the whole community, and not only to property owners,

8- Mr. Monsarrat- said that he had nothing special to add, other than that he considered 10 feet sufficient. He assured the Commission, however, that he would not consider the indemnity price offered him by the City for his part of the property- which price was the assessed value.

9- Mr. Sutton and Mr. Hoogs were called upon, but had nothing to add.

10- Mr. Angus-favored a 10 foot widening.

11- Mr. Riley Allen- assured the property owners that the public as a whole was in favor of widening Bishop Street, and he felt that if it came to a bond issue the public would respond to it.

12- Mr. Blake- who came in late, was given an opportunity to add any suggestions, but did not.

President McInerny then thanked the property owners for their attendance and their unanimous expressions of approval of the suggested widening of Bishop Street. Here the property owners withdrew.

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After the withdrawal of the visitors- the City Planning Commission was called to order by President McInerny,

MINUTES-

The minutes of the previous meeting were read and approved.

REGULAR
BUSINESS-

The secretary read a letter from Mr. Clarence Cooke, President of the Chamber of Commerce, written in response to our plea for cooperation in arousing public opinion in favor of securing the Jaeger property for park purposes. Mr. Cooke was very cordial in his endorsement of the proposed purchase, and promised to present the matter before the Board of Directors at their next meeting. In this letter, however, Mr. Cooke apparently had not known that the recommendation of the City Planning Commission to extend Kalakaua through to Beretania Street had already been approved by the Board of Supervisors. The secretary was ordered to acknowledge letter and send map of Kalakaua extension for his information and reference.

Returning to the subject of the widening of Bishop Street, the Commission was unanimous in the opinion that some definite action should be taken immediately. After some discussion of ways and means of financing the project, Mr. Spalding moved that the City Planning Commission recommend to the Supervisors that they establish a set back line of 10 feet on the Ewa side of Bishop Street, extending from the waterfront through to Beretania. The motion was carried unanimously. The Secretary was instructed to draw up a recommendation, with the assistance of Mr. Ohrt, and send same to the Supervisors, the same to include explanation and assurance of cooperation of practically all the property owners.

Mr. Denison made mention of the fact that the Hastings property near the O. R. & L. station was being torn down, and that they were making preparations for rebuilding. Mr. Ohrt said that he and Mr. Cain were watching this improvement carefully, and would be prepared to report on same whenever it became necessary.

There being no further business, the meeting adjourned at 4:30 p.m.

Respectfully submitted-

Approved by

James McInerny
President

Grace Barlett
Secretary

- August 12- Letter to Clarence H. Cooke, President Chamber of Commerce
- August 12- Letter of recommendation to Board of Supervisors concerning 10 foot widening of Bishop Street.
- August 22- Kapalama Section map, with letter of explanation and date of public meeting- to the following:

Trent Trust Co.- I. H. Beadle
 Henry Waterhouse Co- Real Estate Department
 Hawaiian Trust Co.- " " "
 Livingston Bros. Realty Co. Fort St.
 Charles R. Frazier- 408 Kauikeolani Bldg..
 Daniel Kama- Kaiulani Community Club
 J. P. Gomes, Jr.- Kalihi-kai Improvement Club
 R. F. Nobriga- Kaiulani Tract Improvement Club
 McInerny Tract Improvement Club- Manuel J. Garrida, Sec'y
 Ferdinand J.H. Schnack- Kalihi Improvement Club
 A. B. Kroll- Kaimuki Improvement Club
 George Collins- Bishop Estate Land Department
 Frank Atherton- Castle & Cooke
 General Charles P. Summerall- Hawaiian Dept., U.S.A.
 J. D. Dole- Hawaiian Pineapple Company
 Walter Dillingham- Oahu Railway & Land Co.
 James A. Rath- Palama Settlement
 Supt. Vaughan MacCaughey
 Gov. Wallace R. Farrington
 Mr. Charles N. Arnold - Supervisor
 Ben Hollinger- "
 John Kumalae- "
 Eben P. Low- "
 William H. McClellen- "
 M. C. Pacheco- "
 Lester Petrie- "
 Mrs. Francis M. Swanzy- Free Kindergarten & Children's Aid
 George R. Carter- 412 Kauikeolani Bldg.
 Riley H. Allen- Star-Bulletin
 Raymond Coll, Editor- Honolulu Advertiser
 Dr. Frederick Trotter, Board of Health
 Albert F. Judd, B. P. Estate
 Lyman Bigelow, Supt. of Public Works
 President E. C. Webster- Kamehameha Schools
 Richard H. Trent- Alewa Heights Improvement Club
 Gaston J. Boisse, Puunui Improvement Club
 Charles F. Chillingworth- President of the Senate
 Lewis S. Cain- Building Department, City & County
 Rear-Admiral Edward Simpson, Commander U.S. Naval Station
 Clarence H. Cooke- President, Chamber of Commerce
 Stuart Johnson- Rotary Club
 Ed Towse- Honolulu Ad Club- 10 South Merchant St.
 Thomas J. McGrath, Pres. American Assoc. of Engineers
 The Japanese Consulate- 1742 Nuuanu Ave.
 Consulate of China- 905 Sheridan St.
 Editor- Nippu Jiji- 20 N. Hotel St.
 The Hawaii Hochi (Jap) Maunakea St.
 Hawaii Shinpo- 1020 Smith St.

Chinese Mutual Investment Co. 33 North King St.
Chee You Shin Bi- 40 North Hotel St.
Hon Mun Bo- 1034 Maunakea St.
O Luso (Portuguese) 1192 Alakea St.
Pacific Times (Korean) 59 North Kukui
Sun Chung Kwock Bo- Smith St. (Chinese)
Wah Hing Bo- Chinese Publishing Co.- 1016 Smith St.

Aug. 15. Map of Waikiki Reclamation to Mr. Merriam- Brewer & Co.

A regular meeting of the City Planning Commission was held on Thursday, August 17, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President
G. P. Donison
P. E. Spalding
A. R. Koller
H. R. Macfarlane
City Engineer Ohrt

ABSENT: Mayor Wilson

VISITORS: Mr. John K. Butler, representing the Municipal Affairs Committee of the Chamber of Commerce, was present at the invitation of the Commission.

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: The first business brought before the meeting was the reading of three letters-

1- Letter from the City and County Clerk, with reference to the proposed widening of Bishop Street, which was presented to the Board of Supervisors at their meeting on August 12. The clerk reports that the matter was "referred to the Road Committee, the City and County Engineer, and Attorney, for investigation and report".

2- Letter from Governor Farrington, quoted in full herewith:

August 9, 1922.

Mr. J. D. McInerny, President
City Planning Commission
Honolulu, Hawaii

Dear Sir:

I have read with great interest your letter of August 4th regarding the so-called Jaeger property on Punahou Street.

I agree with you that this area should be preserved for a City Park. I know of no move that I could take at the present time beyond suggesting my willingness to make recommendation to the Legislature when it meets next February. I should say that the initiative for holding off any plan of the owners to cut up the property for residence lots should properly be taken by the county authorities.

I am quite certain that only through legislative authority could any territorial officer make any move toward acquiring the property. The value of the property is too great for it to come in under any exchange proposition.

Please be assured that I shall be ready to cooperate with you along any line that is practicable, and it seems to me that you are justified in making some definite move in arousing public interest.

Yours very truly,
(Signed) W. R. Farrington,
Governor of Hawaii.

Letter was ordered placed on file.

3- Letter from Miss Beatrice Castle, President of the Outdoor Circle, assuring the Commission that they are entirely in accord with the idea of the Jaeger Property being made into a park, and will be glad to give active cooperation in carrying the matter through. She also suggested that it be made an administrative measure in the coming legislature. Letter ordered placed on file.

President McInerny then called on Mr. Butler, who was present as a representative of the Municipal Affairs Committee of the Chamber of Commerce, to investigate the Jaeger property proposition. Mr. Butler said that he did not come to commit the Chamber in any way; he came in order to learn our point of view, and to get more definite facts, to take back to the Chamber of Commerce before they took the matter under serious consideration. Mr. Butler explained that our letter to the Chamber, which was read at their last meeting, was very favorably received, the Chamber referring the matter to the Municipal Affairs Committee to investigate and report upon. He reported, however, that President Cooke had also recently learned of the proposed extension of Young Street, and he wondered whether that extension, if carried through, would not so divide this property as to make it less attractive as a park, in case the park feature were paramount. Mr. McInerny stated that although the property was being recommended as a park, yet the question uppermost in his mind was that of saving for the city the rare trees and shrubs. He suggested the possibility of interesting the Bureau of Forestry in the idea of annexing this property to the present King Street holdings, because of these valuable trees.

In the discussion that followed, as to the desirability of extending Young Street through this property, especial mention was made of the fact that although Young Street extension was at one time needed to relieve the traffic congestion of the city, with the opening up of Kalakaua Avenue through to Bereania, the widening of King Street, and double tracking, and the proposed Kapiolani Highway, - the extension of Young Street would hardly be necessary.

Mr. Denison suggested in this connection that a circular drive through Thomas Square, with entrance from either end, would be more advantageous than the cutting through of Young Street at that point, especially from the point of view of the autoists who attend the band concerts there, and who would attend in greater numbers if some such driveway were available for the parking of machines.

After some further discussion, Mr. Macfarlane moved that the Commission go on record as favoring the acquisition of the Jaeger property as a public park, without the extension of Young Street. The motion was seconded by Mr. Denison and unanimously carried.

Mr. Butler wondered if it would not be wise to approach Mr. Robinson with a view to having him hold the property intact until some action could be taken at the coming Legislature. According to Mr. McInerney, however, the property must be sold at once, as the present owners cannot meet the taxes.

Mr. Butler requested that the secretary send to him a copy of the letter from the Governor; also a memorandum of the motion above. On receipt of these, he promised to present the facts to the other members of the Municipal Affairs Committee, who would interview Mr. Robinson to obtain definite figures, preparatory to any further action.

Here Mr. Butler withdrew.

Prof. Keller brought to the attention of the Commission a couple of pamphlets, belonging to the Library of the University of Hawaii, and recently received, on city planning work in the states, - one a report of work in Akron, Ohio, and the other from East Orange, N. J., outlining some of their interesting problems in city planning work, especially in zoning.

There being no further business, the meeting adjourned at 3:55 p.m.

Respectfully submitted-

Grace Bartlett
Secretary

Approved-

James McInerney
President

August 19- Copy of letter from Gov. Farrington, and memorandum of motion of the Commission sent to Mr. Butler, Municipal Affairs Committee, Chamber of Commerce.

August 22- Maps of Kapalama Section, with letters announcing meeting on Thursday, September 14, sent to the following:-

Newspapers: Riley H. Allen- Star-Bulletin
 Raymond Coll- Advertiser
 Nippu Jiji- 20 North Hotel St. (Jap. paper)
 Hawaii Shinpo- 1020 Smith St. " "
 Hawaii Hochi- 14 South Queen St. " "
 Sun Chung Kwock-Bo- Smith St. Chin. "
 O Luso- 1146 Alekea St. Portuguese

Supervisors: M. C. Pacheco Jonah Kumalae
 W.H. McClellan Ben Hollinger
 Lester Petrie Charles Arnold
 Eben P. Low

Improvement Clubs: Puunui Improvement Club- Gaston J. Boisse
 McInerney Improvement Club- M. A. Hood, Pres. Kalihi
 Kaimuki Improvement Club- A. B. Kroll, Pres.
 Kalihi Improvement Club- F. Schnack
 Alewa Heights Improvement Club- R. H. Trent
 Kaiulani Tract Improvement Club- R. F. Nobrega
 Kalihi-kai Improvement Club- J. C. P. Gomes, Jr. 2004 Edward
 Kaiulani Community Club- Kalihi-ika- Manuel deCorte

Miscel
 Real Estate: Irwin H. Beadle- Trent Trust Co.
 Henry Waterhouse Trust Co.
 Hawaiian Trust Co.
 Livingston Bros. Realty Co.
 George Collins, Mgr. Land Dept. Bishop Estate Office
 W. A. Love, 921 Fort St.

Misc.

Consulate of China- 905 Sheridan St.
 Consulate of Japan- 1742 Nuuanu Ave.
 Thos. J. McGrath, Pres. Amer. Assoc. of Engineers- Haw. Elec. Co.
 Ed Towse- Honolulu Ad Club- Merchant St.
 H. Stuart Johnson- Rotary Club & Hon. Rapid Transit
 Clarence H. Cooke, Pres. Chamber of Commerce
 Rear-Admiral Edward Simpson- Pearl Harbor
 Charles F. Chillingworth, Pres. Senate- Hoffschlaeger Bldg.
 E. C. Webster, Pres. Kamehameha Schools
 W. R. Farrington, Governor of the Territory of Hawaii
 Vaughan MacGaughey- Supt. Public Instruction- Judiciary Bldg.
 James A. Rath, Head Worker, Palama Settlement
 Walter Dillingham- O. R. & L. Co.
 J. D. Dole, President Haw. Pineapple Co.
 General Charles P. Summerall, Commander, Hawaiian Dept.
 Frank Atherton- Castle & Cooke
 Charles R. Frazier, 408 Kauikeolani Bldg.
 George R. Carter- 472 North Judd St.
 Mrs. F. M. Swanzy- Manoa Road
 Miss Francis Lawrence, Supt. Free Kindergarten & Children's Aid
 Miss Beatrice Castle- President Outdoor Circle- 1301 Victoria St.
 Albert F. Judd, Trustee, B. P. Bishop Estate
 Lewis S. Cain, Building Inspector, City and County
 Lyman Bigelow, Supt. of Public Works
 Dr. Frederick Trotter, Pres. Board of Health-Kapuaiwa Bldg.
 Wright, Harvey & Wright- 855 Kaahumanu St.
 C. T. Wilder- Tax Assessor- Judiciary Bldg.
 J. R. Cox, Chairman, Public Pole Commission, 308 Boston Bldg.
 W. A. Wall, Water Works Department, City and County
 W. E. Wall, Survey Department, Kapuaiwa Bldg.
 Public Utilities Commission, 413 Kauikeolani Bldg.

A regular meeting of the City Planning Commission was held on Thursday, August 24, at 3 p.m. in the Assembly Hall of the Kapiolani Building.

PRESENT: J. D. McInerney, President
G. F. Denison
P. E. Spalding
A. R. Kollar
H. R. Macfarlane
City Engineer Ohrt
Mayor Wilson

ABSENT: None

VISITORS: H. Stuart Johnson, Honolulu Rapid Transit Company
W. H. Chaffee, Honolulu Rapid Transit Company
Fred Harvey, of Wright, Harvey & Wright
William G. Hoogs, of W. A. Love & Co.
Col. Schofield, of the Territorial Fair Commission

MINUTES: The minutes of the previous meeting were read and approved.

BUSINESS: There being no correspondence, the matter of the re-location of the Rapid Transit Company tracks on North King Street was immediately taken under consideration. City Engineer Ohrt presented to the Commission the plan of lines and grades as worked out by the City and County engineer in conference with the Road Committee of the Board of Supervisors, explaining that according to this plan- from Liliha Street to the end of the cane field- there would be no radical change in alignment. However, from the cane field out past the Kamehameha School grounds to Kalihi Road, the plans established a line which would necessitate moving the track about three feet, which was not in accord with the plans suggested by the Rapid Transit people.

Mr. Stuart Johnson said that he could see no reason why a set back line should not be established parallel to the present track, particularly in view of the fact that the Commission had already recommended to the Board of Supervisors that King Street be widened here. He also reminded the Commission that such changes would probably necessitate an increase in the 5¢ car fare, which the Public Utilities Commission were trying to avoid. He figured that a shift of tracks at this point would cost in the neighborhood of \$3000, and he felt that this was an expense not rightfully belonging to the Rapid Transit Company.

Mr. Ohrt stated that the present plan contemplates relief to the congestion which is fast becoming seriously acute and dangerous at this section of King Street, where on account of the narrowness between track and curb, the auto traffic has gradually shifted from the right side of the car track to the left. He also added that although this situation might be remedied to a certain extent if our recommendation to the Supervisors for the widening of the street be carried out, still it would be of no use to attempt to force this request as there are no funds available now for this purpose, and probably would not be for some time to come.

Mr. Johnson felt that the double tracking of King Street would modify the traffic conditions sufficiently to tide over whatever delay was necessary in accomplishing the widening.

After a length discussion, in which both sides of the question were heard, the Commission finally decided, on motion of Mr. McInerny, seconded by Mr. Denison, that they should take no further action other than that already taken, - this in view of the fact that the next move should logically come from the Board of Supervisors, to whom the matter had already been referred by the Rapid Transit Company, and especially since Engineer Ohrt is working on the plans, both as representing the City and County and the City Planning Commission.

Here the visitors withdrew, other than Col. Schofield, who reported that work on the Territorial Fair Grounds had progressed sufficiently to make it desirable that the Commission visit the grounds, pass on the work already done, and discuss the establishment of lines there, looking toward an extension of the Rapid Transit Company's tracks through to the Fair Grounds.

Following the suggestion of Col. Schofield, the Commission decided to visit the Fair Grounds next Thursday afternoon, if possible, after the regular meeting.

Mr. Ohrt then presented a map which he had discovered in the Land Court, which proved to be a sub-division of a section of the Bishop Trust Company holdings in the Waikiki Reclamation district, and which apparently was considerably at variance with the plans of that section as approved by the Commission. As Mr. Sutton had promised in his letter to the Commission under date of June 20, to discuss any changes in street layouts with them before taking any definite action, it was the opinion of the members that he be asked to attend the next meeting to talk over the plans. Mr. Ohrt also suggested that we invite Mr. Robert Atkinson, who was interested in these plans, to attend. He promised that he would transfer their sub-division onto the present recommended plan and be prepared to show where the plans differ and how they may be reconciled, with minor changes on the part of Bishop Trust Company.

There being no further business, the meeting adjourned at 4:15 p.m.

Approved by

John McInerny
President

Respectfully submitted-

Grace Bartlett
Secretary

August 26- Letters to E. W. Sutton, Bishop Trust Co.
Robert Atkinson, Hawaii Dredging Co.
(Invitations to be present at next meeting)

Letters received during the week from the following, acknowledging plans of Kapalama Section street lay outs.

Vaughan MacCaughy, Supt. of Public Instruction
Gov. W. R. Farrington
Walter E. Wall, Hawaii Territory Survey
Public Utilities Commission
Richard H. Trent, Alewa Heights Improvement Club
Walter F. Dillingham,

A regular meeting of the City Planning Commission was held in the Assembly Hall of the Kapiolani Building, Thursday, August 31, at 3 p.m.

PRESENT: J. D. McInerney, President
G. P. Denison
A. R. Keller
H. R. Macfarlane
Mayor Wilson
City Engineer Ohrt

ABSENT: P. E. Spaulding

VISITORS: Col. Schofield, representing the Territorial Fair Commission.
Mr. E. White-Sutton- representing the Bishop Trust Company.

MINUTES: Minutes of the previous meeting were read and approved.

BUSINESS: The secretary reported several letters received during the week in response to the letter accompanying the map of the Kapalama Section, all expressing interest and cooperation in the plans.

Mr. Sutton, who was present at the invitation of the Commission to talk over the map of the McCully Tract subdivision, as filed in the Land Court, and which was not in agreement with the map of that section as approved by the Commission, explained that this tract was subdivided in 1900 by George Paris, the same being recorded in the Land Court on Page 406 of Book 222, altho very few lots were sold until 1913 when the Guardian Trust Company acquired title to them. There being considerable dispute over boundaries, the land court was appealed to, and a decision filed about a year later. This decision had more special connection with the boundaries, however, than with the subdivision of the same. Following this, land facing on King Street, on which there are now several stores, was subdivided according to the original subdivision plan, which naturally does not agree with the plan approved by the City Planning Commission. Mr. Sutton said, however, that the discrepancies were probably not serious, except in a few cases where there might be legal difficulty in the matter of easement rights to those who had already bought lots under the old plan. He suggested that he and Mr. Atkinson get together with Mr. Ohrt next week when he felt sure they could work out some plan of modification, meeting with the Commission again at a later date to report on results of their conference.

It was moved by Mr. Bonison and seconded by Prof. Keller that Mr. Sutton and Mr. Atkinson get together with Engineer Ohrt, as per Mr. Sutton's suggestion, and report results at a later meeting of the Commission. Motion carried.

At 4:35 the meeting adjourned to make an inspection tour of the Territorial Fair Grounds at Waikiki, City Engineer Ohrt and Mr. Macfarlane asking to be excused. Col. Schofield conducted the tour and carefully explained both the work already accomplished and that in prospect, all of which received the commendation of the Commission. Before erecting the ornamental fence along the Kapahulu side of the grounds, Col. Schofield said that he was anxious to secure the opinion of the City Planning Commission as to the width of the street, particularly in view of the fact that this would be the main avenue of traffic leading from Kalakaua to the park grounds, as well as being a connecting link between Waikiki and Kaimuki. Tentatively they were planning on a seventy-five foot street. Mayor Wilson was of the opinion that the Commission had already passed on the width of the street, setting their approval on a hundred foot width. The secretary was asked to look up previous records and report on same at next meeting.

Respectfully submitted-

Grace Bartlett
Secretary

Approved by-

John McInerney
President

September 11-

Follow up letters sent to those who received copies of the map of Kapalama Section reminding them of public hearing on same on Thursday, September 14, 1922.

September 14, 1922

At the public hearing on the proposed street layouts in the Kapalama Section, held in the drafting room of the City and County Engineer's Department, in the Kapiolani Building, Thursday, September 14, there was present a representative group of property owners and individuals interested in the proposed street layouts of that section. President McInerney called the meeting to order at 4:10 p.m. announcing that the City Planning Commission would dispense with all routine business and throw the meeting open to general discussion, inviting criticisms and comments.

The Hawaiian Chapter of the American Association of Engineers, through their special committee, appointed for the purpose of making a critical examination of the Kapalama map, presented a comprehensive report, showing much study, and containing constructive criticism. The full report is copied in full herewith:

To the
City Planning Commission,
City and County of Honolulu,
Honolulu, Hawaii.

Gentlemen:

1- On the invitation of the City Planning Commission, the Honolulu Chapter of the American Association of Engineers appointed a special committee to examine the map of the proposed street layout of the city of Honolulu, lying west of Nuuanu Avenue.

2- The committee submitted a verbal report to the Board of Directors with a map covering suggestions for certain changes and alterations from that of the City Planning Commission, which report was adopted with the direction that this committee appear before your body with this map and a written statement covering the points and the reasons therefor on which the committee differs from the street system as shown on the City Planning Commission's map.

3- It is clearly understood that the commission and city authorities have spent much time, thought and ability, on this work and it is with some hesitation that the committee ventures to offer corrections in the short time it has had to study this very important matter.

4- While the entire street system of the city are inter-dependent, for the purpose of this examination and to offer suggestions, the map has been divided into certain sections.

5- For the section lying mauka of Beretania Avenue and between Nuuanu Avenue and Liliha Street, the layout could scarcely be improved upon, the only suggestions offered are as follows:-

- (a) It is deemed inadvisable for sanitary reasons, especially in the congested areas of the city, that privately owned properties should run to the Nuuanu Stream, and it is recommended that streets should border on the Nuuanu Stream as far up as the new street proposed midway between School and Kuakini Streets; this is covered by
- (b) the extension of River Street to a new street between School and Vineyard Street, the river front above this street to be in the Liliuokalani Gardens; and
- (c) the widening of College Walk, and the extension of same to the new street noted in subparagraph (a);
- (d) The new street running off from Aala Street is re-located as shown on the map, and in this manner necessity for the new street over Kauluwela Lane and the extensions thereof both ways would be eliminated.
- (e) The new street noted in sub-paragraph (a) is changed to what is believed would be a better location, particularly as it crosses the Nuuanu Stream above the Waikahaluu Falls instead of below.

6- Between Liliha Street and Houghtailing Road and mauka of King Street, there are very few suggestions to make, as follows:-

- (a) Asylum Road is not made a main road but a new road proposed on the extension of Austih Lane to reach School Street at the same point fixed on the commission's map, thence following along its proposed road.
- (b) The next new street West of this takes out at Peterson Lane, instead of Auld Lane, and is extended to reach School Street at the junction of Asylum Road, and from thence thereon to intersect Lanakila Road at Keola Road in the Lanakila Tract.
- (c) The balance of the streets to Houghtailing Road remain substantially as shown on the commission's map, except that the streets are made in straight lines from School Street to the block below King Street, and one street is planned to avoid the spring opposite the Insane Asylum grounds.

- (d) Kamea, Kukui and Vineyard Streets extensions are not altered. The new street between Vineyard and School Streets should be made a through street, notwithstanding the fact that it passes through the new Likelike School.
- (e) It is considered important that King Street be straightened out in that section between Auld Lane and Morris Lane.

7- The street system of the area lying makai of King Street and particularly the lower Kapalama lands, now in cane, has been materially changed. It is thought that it would be more practical to extend the present West Queen Street towards the east with the several streets lying above and below extended in parallel lines, and limited by the main line of the Oahu Railway & Land Co. The map itself will explain more clearly the idea desired to be conveyed, the principal points to be brought out being:

- (a) The streets in the section above King Street are extended in a straight line to the branch line of the O. R. & L. Co's right-of-way, from thence they run at right-angles to West Queen Street and its parallel streets. This orientation more nearly favors the matter of the trade winds and the natural drainage.
- (b) It will be noted that every street running mauka from the extension of Kalani Avenue is continuous through to School Street.
- (c) The importance of having several avenues, giving easy access to all parts of this new addition to Honolulu City from the present business and waterfront section, cannot be too strongly emphasized.
- (d) To this end it is recommended that the extension of Kalani Avenue be carried on through the Iwilei section to beyond Prison Road; that the present Kuwili Street be widened and extended across or over the railroad tracks to form a junction with the extensions of Kamualii Street and the street paralleling the Kalihi Branch of the O.R. & L. Co's right-of-way and the main road leading off from King Street at Liliha Street.
- (e) Kapalama Basin lies right below this new area and to connect same with the north end of Honolulu Harbor, it is recommended that the extension of Hart Avenue be continued around the Iwilei section to connect with Queen Street at the ends of Piers 15 to 16 inclusive.

8- It may appear that the blocks as planned are rather large, but these suggestions are primarily for the main arteries of travel; narrower streets between blocks can be constructed as necessity arises. It is recommended that they run generally in a mauka and makai direction, particularly for sanitary reasons, and that they should be wide enough to permit adequate fire protection.

9- No recommendations are made regarding the locations of parks and playgrounds, but it should be borne in mind that sufficient open spaces of this nature are as necessary to the well being of a city as well laid out streets, and now is a splendid opportunity to make selections for parks to serve the needs of this district.

Respectfully submitted,
HONOLULU CHAPTER
AMERICAN ASSOCIATION OF ENGINEERS

By Special Committee-

George F. Wright, Chairman
Louis Cain
R. D. King
H. E. Newton
E. B. Loomis

President McInerney thanked the association for their report and promised that the Commission would give due consideration to the recommendations made therein when working out their final plans.

Mr. H. Stuart Johnson, representing the Honolulu Rapid Transit Company, said that from the point of view of street car service, in which he was most vitally interested, the main objective of street layouts in this district should be the tying up of the commercial district of Iwilei with the source of labor in Kalihi district. He added that the connection of Queen Street with King Street at Liliha did not appeal to him, for this very reason.

Mr. J. A. Rath, speaking from the standpoint of a social welfare worker, said that the proposed street layout would so divide the tract of land which the Palama Settlement had recently bought on Asylum Road, containing some eight acres, as to make it useless for their needs- namely, a social center for the three surrounding schools in that district, containing play ground, athletic field, swimming tank, etc.

Mr. A. L. Castle, trustee of Palama Settlement, added that for two years they had been hunting for a site that would adequately take care of Palama Settlement, and it was only after a long period of negotiation, coupled with difficulty in raising the money, that they had actually purchased this piece of land, and were now ready to go ahead with their building program. If the Commission plans went through as shown on the map, Palama would either have to abandon their plans entirely, or else go ahead in the face of the proposed plans, trusting that they might be changed in time to conform with their needs. He felt that it would be a disaster if anything should be done to make it impossible to use this property, as there will be no place from Huuanu Street out to the Kamehameha Schools where there will be such a large open space as is offered for community playground purposes in the new site for Palama Settlement.

Mr. McInerney said that the City Planning Commission was very vitally interested in playgrounds, but had felt that since the greater portion of Palama Settlement land was not to be put into, their property could be centered a little more, perhaps selling the outer edge.

Mr. Castle explained, however, that the cutting through of the proposed street would make the athletic field, which was a very important feature of their plans, impossible. Mr. Ohrt suggested the possibility of eliminating the one street which intersected their property, as a compromise.

Mr. A. F. Judd, representing the Trustees of the Bishop Estate, and through them the Kamehameha Schools, presented the following report of constructive criticism of the proposed plans:-

(1) West Queen Street Extension:

West Queen Street extension as proposed is the main artery and will, when improved, relieve congestion on King Street by diverting therefrom Pearl Harbor and Fort Kamehameha traffic. It will also serve as the principal thoroughfare for the large industrial district north of the main line of the O.R. & L. Company. It is a mistake to force West Queen Street traffic to converge with King Street traffic at Liliha Street as proposed on the plan submitted. Another independent route connecting West Queen Street with the business section of the city should be provided and it is suggested that Kuwili Street in the Iwilei district should be used as a connecting link with a viaduct over the O. R. & L. Company's tracks in order to eliminate a grade crossing. The area south of the O. R. & L. Company's track, a large part of the ownership of which is in the Trustees, is destined to be an industrial district. The plan suggested would develop this area by concentrating all traffic toward on to one street.- This bottle plan is undesirable.

The viaduct would permit traffic to that section from the present wharves without the use of King Street.

(2) Grade Crossings:

The plan submitted is deficient as to the proposed future development of the Iwilei district, particularly with reference to the providing of a second main artery relieving King Street and also adequate approaches to Piers 15 to 20. Provision for these two requirements necessitates some scheme for grade crossing elimination for all through traffic. No city plan should be adopted which does not provide for this. Mainland experience should be followed and plans should be made now which will eventually eliminate the danger of grade crossings rather than have this community itself undergo the experience of other communities.

(3) Storm Water Control:

The proposed lay-out at right angles to West Queen Street extension makai of the branch line of the O. R. & L. Company appears to have disregarded the feature of storm water control. The alignment of these secondary streets should harmonize more closely with the direction of natural surface drainage.

(4) Playgrounds:

There is obvious need in this section for large playground areas and in making proper provision for such it may be desirable to omit certain streets.

(5) Vineyard Street Extension:

Provision has already been made for the extension of Vineyard Street from Liliha Street to Houghtailing Road along the lines shown on the plan. The Trustees have reserved the area needed for Vineyard Street extension out of the land of Paeaki near Asylum Road. This proposed extension is almost midway between King and School Streets and should be opened and improved with as little delay as possible.

(6) Kamanuwai Section:

Both Smith and Mauna Kea Streets should be extended as proposed on the plan but it should be noted that if Kanoa Street is extended from River to Nuuanu Street some plan should be devised for closing

Bishop Lane.

(7) Kauluwela Section:

The layout in the Kauluwela Section is good taken as a whole. The advisability, however, of a rectangular layout above Kuakini Street is doubtful. It is felt that it would be more practicable to modify the plan by extending River Street to Kuakini and eliminating Aala Street between School and Kuakini Streets.

(8) Trustees' Policy:

The Trustees have been active for years in urging the adoption by the Board of Supervisors of a comprehensive street plan for the Fifth District- a plan which would form a basis for the development of present agricultural areas and, what is more important, serve to relieve the congestion which exists in the thickly settled area between King and School Streets. The Trustees are prepared to back as strongly as possible any reasonable plan which the Supervisors may finally adopt for the future lay-out of the Kapalama Section; and, as far as the lands of the Estate may be affected, they are prepared to deal most liberally with the Supervisors in the matter of rights-of-way. There is no reason why the Trustees should not follow the policy already adopted by them in Kakaako and Kaiwiula, and offer to donate the land for the city's streets where the alignment of the proposed street is satisfactory to them and where no property but that of the Trustees is affected. Similarly to adopt such a policy in the opening of any new street where all the other property owners are ready to do the same. However, if in the opening of new streets condemnation proceedings are necessary, the Trustees should cooperate with the City in any scheme that seeks to treat alike all property affected by the improvement.

(9) Supplementary memorandum-

Development of Industrial Section Makai of present Branch Line of the O. R. & L. Co.

It is submitted that the plan now proposed by the City Planning Commission for the future development of the Kapalama section does not meet the requirements of the industrial center which is bound to spring up between the main and branch line of the O. R. & L. Co. North of the Twilei District for the following reasons:

- (a) The depth of land reserved for industrial development adjoining on the North the main line of the O. R. & L. Co. is insufficient. It should be three or four

times as great as the depth allowed on the plan.

(b) The orientation of secondary streets should be such, other things being equal, that the branch line of the O. R. & L. Co. may tap the district conveniently.

(c) The orientation of secondary streets with respect to drainage has already been mentioned in the original memorandum.

(d) The blocks proposed should be of greater depth than 250 feet. A depth of 400 feet would undoubtedly be better for industrial development.

(e) The relationship which this new industrial district bears to the proposed development of Kalihi Basin has apparently been overlooked entirely by the Commission.

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Walter E. Wall, surveyor-general, emphasized the need of following straight street lines through the industrial section of the city. He also questioned the value of running Queen Street through to meet King at Liliha. He felt that the Commission had neglected somewhat the Kalihi waterfront development. He also suggested an elliptical boulevard around the proposed Palama Settlement, including both the settlement and the Likelike School, and thus directing traffic around that section instead of cutting through the property.

Kenneth Barnes, of the Hawaiian Pineapple Company, said that he was heartily in favor of the plans as submitted by the Commission so far as they affected them. After hearing the report of the Engineers' Association, he said that he could see some good points in their suggested changes, and some that were not so good. According to the Engineers' plans, one of their playgrounds which had proved a valuable asset, would be eliminated, whereas in the plans of the City Planning Commission this playground would be somewhat interfered with, but not entirely destroyed. He hoped that this playground might be saved for them.

At this point, Mr. Johnson asked if there was any legitimate reason why Queen Street was not to be extended to meet the Iwilei District.

Mr. Ohrt answered that the Commission was anxious to eliminate grade crossings. An overhead viaduct would meet the difficulty satisfactorily, but would involve too much expense to warrant serious consideration.

Building Inspector Louis Cain felt that the Commission should plan for more streets through the blocks in the thickly settled tenement districts. He advised cutting through these additional streets now, even though narrow, preparatory to a later widening of them, to take the place of the present five-foot lanes, on which many of the tenements face, making privacy an impossibility.

Mrs. Campbell, of the Outdoor Circle, regretted the fact that many of the larger estates and homes would have to be sacrificed when some of the proposed streets were cut through. Mr. Ohrt replied that this problem would gradually solve itself, for by the time the City and County was prepared to make all these extensions, property owners of large home sites would in many instances be ready to move to less congested sections, if they had not already done so, subdividing their property on their own account.

Mr. McInerny called for comments from the Improvement Clubs. Mr. Schnack of the Kalihi Improvement Club said that he had no constructive criticisms to make. No other responses were made by improvement club representatives.

Mr. Arnold, of the Road Committee of the Board of Supervisors, was given an opportunity to comment, but said that he preferred to wait until the plans came up before the Board in more definite form.

Mr. Wall reminded the Commission of the tremendous cost and difficulties tied up in condemnation proceedings, and advised that they be prepared in a legal way to engineer any legislation that might be necessary to accomplish their plans.

At the close of the public hearing, the City Planning Commission convened in the Assembly Hall for a short session, all of the members being present, with the exception of Mr. Macfarlane.

The minutes of the previous meeting were read and approved.

Mr. Arnold of the Road Committee was present at the meeting and joined in an informal discussion of the problems involved in the contemplated plans. He promised his endorsement when the plans were ready for action by the Board of Supervisors.

The meeting closed with the reading by President McInerny of an interesting clipping from a Detroit newspaper, which was in the nature of a warning to cities inclined to procrastinate in the matter of city planning, showing how the cost of condemnation proceedings had in their case mounted up into the hundreds of millions, - a situation which might easily have been avoided by an educated and far-seeing City Planning Commission. of Chicago

Approved by-

Respectfully submitted-

James McInerny
President

Grace Barlett
Secretary

September 28, 1922.

A regular meeting of the City Planning Commission was held on Thursday, September 28, in the Assembly Hall of the Kapiolani Building.

PRESENT: J. D. McInerny, Pres.
G. P. Denison
P. E. Spalding
A. R. Keller
City Engineer Ohrt
Mayor Wilson

ABSENT: H. R. Macfarlane

VISITORS: Col. Schofield, of the Territorial Fair Commission.

MINUTES: Minutes of the previous meeting were read and approved.

BUSINESS: Col. Schofield, who was given an opportunity to report on Waikiki problems, made a plea for an early approval of the Waikiki Reclamation plan by the Board of Supervisors. He said that the City and County Waterworks Department were now prepared to advertise for sewer bids for the Waikiki district, but could not go ahead until the City Planning Commission plans had been approved by the Board of Supervisors, who in turn were waiting for the approval of the Waikiki Improvement Commission; also that until the lines were established and they knew where the streets were to be located, it was impossible to grant the easement rights which the property owners are demanding in connection with the laying out of the sewers.

The Secretary was directed to write to Mr. Bigelow, Chairman of the Waikiki Improvement Commission, which was appointed by the Governor of the Territory under Act 221 of the Session Laws of 1921, telling him of the difficulties arising from the delay, and asking that his Commission get together in the immediate future in order to approve the plans of the City Planning Commission, which had been submitted to them through their Chairman sometime in January. Also to enclose a more recent map, which includes some minor changes.

Col. Schofield wished also to emphasize the urgent need of transportation facilities to the Territorial Fair Grounds, explaining that it would be impossible to interest the other islands in a Territorial Fair this next year when there was no apparent means

of transportation in view. If nothing was forthcoming soon, he feared that plans for this fair would have to be abandoned.

Both President McInerny and Col. Schofield had recently interviewed Mr. Stuart Johnson on the subject and he had explained to them how out of the question it was to expect the Rapid Transit Company to build a road for a short spur, which would be used but a few times during the year. However, Mr. Johnson had assured them that the tracks would be immediately forthcoming as soon as the City and County built the roads.

After some discussion, it was agreed that the City and County can do nothing until the Waikiki Improvement Commission have approved the plan of street layouts in that section. After that has been approved, personal interviews with the individual members of the Board of Supervisors might be of some avail, according to Mayor Wilson, in hastening the building of the road.

One other point was brought up at the meeting concerning the Waikiki Reclamation project, and that was the need of immediate action looking toward the acquisition by the Territory of the strip of land bordering on the drainage canal, designated on the map as "Section B", now under the control of E. C. Hobron, John Ena, and Dillingham interests, and adjoining that strip already created into public park land by ex-Governor McCarthy through some exchange proposition.

Mr. Ohrt stated that although the land at the other end of the canal was not in any immediate danger, and could safely await legislative action, this little strip between the two sections is more critically situated and should not wait for the convening of the Legislature. The secretary was asked to write to the Governor of the Territory, enclosing copy of the map of the Canal district, calling his attention to the need of action by the Territorial authorities in this matter, and asking for an interview for President McInerny and Mr. Denison, as representing the City Planning Commission.

So much of the hour had by this time been taken up in considering Waikiki problems that the discussion of the public hearing on the street layouts in the Kapalama Section was postponed until the next meeting.

Mr. Ohrt mentioned the remarks of Mr. W. E. Wall at the public hearing, in which the latter had warned the Commission of the difficulties involved in condemnation proceedings, advising that they be prepared to meet the legal intricacies which would surely arise, and then suggested that Mr. Wall be asked to incorporate his suggestions into a letter to the City Planning Commis-

sion for future reference. Mr. Ohrt. felt that there was enough legislation already on hand to permit the acquisition of the land necessary for the proposed changes, if we could ~~not~~ get at it and use it, but agreed with Mr. Wall that the Commission should be thoroughly prepared for any emergency. Secretary was ordered to send letter to Mr. Wall.

There being no further business, the meeting adjourned at 4:00 p.m.

Respectfully submitted-

Grace Bartlett
Secretary

Approved by-

James Murray
President

September 30- Letters sent to-

Governor W. R. Farrington - in re Section B
of Canal District

Walter E. Wall- in re suggestions for
Kapalama Section condemnation proceedings.

Lyman H. Bigelow- in re approval of
C.P.C. map of Waikiki Reclamation section.

Maps sent to-

Governor Farrington- Canal District.

Lyman H. Bigelow- Waikiki Reclamation map.

FLASH NO. 4

October 5 1922

A regular meeting of the City Planning Commission was held on Thursday, October 5, in the Assembly Hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President
G. P. Denison
P. E. Spalding
A. R. Keller
H. R. Macfarlane
City Engineer Ohrt
Mayor Wilson

ABSENT: None

MINUTES: Minutes of the previous meeting were read and approved.

BUSINESS: Mayor Wilson announced at the opening of the meeting that the Board of Supervisors had approved of the Waikiki Reclamation plans, and had gone ahead to advertise for sewer bids on the basis of these plans.

Waikiki
Reclamation

President McInerny reported on the conference which he and Mr. Denison had had with the Governor Thursday morning.--- He said that they had found the Governor very much in favor of taking immediate steps toward acquiring the strip of land bordering on the drainage canal at Waikiki, designated on the map as "Section B", and had instructed Mr. Bigelow to go ahead and get valuation on the property and report back to him, when he would determine on the form of action.

He also reported Mr. Bigelow's approval of the Waikiki Reclamation plans, with the exception of the matter of bridges. He felt that there should be only one bridge spanning the canal,-- primarily because of the unsightliness of bridges and the cost of construction, and also because of their interference with the proposed boat courses.

Mr. Ohrt reported that he had recently been in conference with Mr. Sutton in connection with the Guardian Trust Company sub-division in the McCully Tract, and that they had found no serious difficulties in the way of a reconciliation of the two plans, on which they were now at work.

Mr. Sutton had asked recommendations on street widths in this district from Mr. Ohrt, who explained that the Commission naturally wished to stand for wide streets. This, he added, brought up the question of permanent pavement for the new

streets. Mr. Ohrt felt that perhaps the City Planning Commission was asking too much in expecting permanent roads to be built now. He suggested the possibility of building the permanent sub-structure at this time, - including water pipes, sewers, curbs and gutters, and building the roads temporarily of coral foundation, with perhaps a thin surfacing, and then waiting until the property owners themselves were sufficiently interested to create an improvement district, paying for permanent pavement through frontage tax. Mr. Sutton estimated that permanent concrete roads would cost them in the neighborhood of eighty to ninety thousand dollars.

Representing the Hobron heirs, Mr. Sutton offered to help in an early adjustment of their interests as affecting the working out of the plans of the City Planning Commission along the drainage canal.

Jaeger Property

Mr. Ohrt also reported that the Jaeger property was now being put on sale at 30¢ a square foot, and that a Chinese who had been in his office that day had been given an option on the land, although Mr. Ohrt had discouraged him as much as possible, trying to persuade him to wait until after the convening of the next Legislature.

Mayor Wilson stated that a Japanese had been in to see him, asking how long it would be before the City would want to buy this property, and wishing to know if the City would pay him at the same rate plus interest if he bought the land now for 30¢ and held it for them. The Mayor said he had assured him that the City would not be justified in doing less, provided the trees and shrubs were not cut down in the meantime, in which case the property would be of no value to them. Mayor Wilson wondered if this might not be a wiser proposition than trying to acquire the property now through the present owners.

Kapalama

Followed a discussion of the Kapalama street layouts in the light of the suggestions and criticisms of the public hearing. The report of the Hawaiian Chapter of the American Association of Engineers was read and considered, section by section. Several of the changes proposed by them, mauka of King Street, were favorably considered, - including the strip of land for road or park purposes along the Nuuanu stream, in order that no private property should border on the stream; the widening of College Walk; and the possible minor changes in some of the proposed streets in that section. Some of the other changes were not so favorably considered, however, - such as the relocation of the road from below Waikahaluu Falls to above the same, which was ruled against because of the fact that the falls could not be seen and enjoyed by one passing over the falls as they could by one passing beneath them; the relocation of the proposed street west of Asylum Road, which they would have taken out at Peterson Lane instead.

of at Austin Lane, but which the Commission felt would be of more value as already placed because of the congestion there; Continuation of the road between Vineyard and School through the Likelike School, which the Commission felt unnecessary in view of the fact that the road would have to stop at the Kamehameha School grounds anyway, and therefore could not be considered a main thoroughfare; and the straightening of some of the roads which they felt would naturally adjust itself in the process of surveying.

The section between King Street and the waterfront was not so thoroughly discussed, as Mr. Ohrt felt that a little more data on the waterfront developments should be first obtained in order to act more intelligently in the matter.

A discussion of the other reports was postponed until the next meeting of the Commission, the hour being already late.

Meeting adjourned at 4:35 p.m.

Respectfully Submitted-

Grace Bartlett
Secretary

Approved by

James J. J. J.
President

October 12, 1922

PRESENT: J. D. McInerny, Pres.
G. P. Denison
A. R. Keller
City Engineer Ohrt

ABSENT: P. E. Spalding
H. R. Macfarlane
Mayor Wilson

There being no quorum present, the meeting was not called to order. Those present informally discussed the proposed Kalihi Channel as it affected the street layouts in the Kalihi district.

October 19, 1922

A regular meeting of the City Planning Commission was held on Thursday, October 19, at 3 p.m. in the Assembly Hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President
G. P. Denison
P. E. Spalding
A. R. Keller
H. R. Macfarlane
City Engineer Ohrt
Mayor Wilson

ABSENT: None

MINUTES: Minutes of the previous meeting were read, corrected, and approved.

BUSINESS: The first business of the meeting was the reading of the copy of a letter from J. K. Butler to the Chamber of Commerce, embodying the report of the County and Municipal Affairs Committee of that body in regard to the advisability of recommending the acquisition of the Jaeger property for public park purposes. The letter and report follow in full:

JAEGER
PROPERTY

September 26, 1922.

Clarence H. Cooke, Esq.,
President Honolulu Chamber of Commerce,
Honolulu, T.H.
Dear Sir:

The County and Municipal Affairs Committee to which you referred the question of assisting the City Planning Commission in its desire to have the Jaeger property, located on Beretania, Punahou and King Streets, Waikiki of the Makiki Stream, acquired for the use as a City park, now begs to report further and final action, referring at this time to a copy of the memorandum of the Committee's meeting under date of August 22nd which has already been furnished you.

Through the courtesy of Mr. A.L.C. Atkinson, Chairman of the Board of Forestry, we append a copy of survey of the trees upon the Jaeger Property made by Mr. David Haughs, Forest Nurseryman, under date of September 5th.

After considering thoroughly the desira-

bility of the Jaeger property as a park, the Committee advise as follows:

First- that the probable cost of acquiring this property will be over \$80,000 and perhaps over \$100,000;

Second- that its use as a public playground and park would be restricted by the number of trees upon it;

Third- that it is not vitally necessary to create a new park in the district in which this property was located, there being now the following open spaces and parks within the radius of a few blocks:

- (a) The Entomological Nursery grounds one half block to the west;
- (b) Makiki Park two blocks away;
- (c) Small park at Punahou and Wilder one block away;
- (d) Large open grounds of the Central Union Church immediately across the way, as well as the large grounds of private residences.

Fourth- that need for parks in other and more congested sections of the City should be, the Committee believes, considered in advance of this park site particularly in view of its high cost, and the fact it is not a congested district at present, nor is the population likely to be ever equal to the density of population in Iwilei, Kakaako, Kapalama and other sections where playgrounds and parks are much needed.

Fifth- that providing the Forestry Department of the Territory deems this property of sufficient value as an aboretum, the acquisition thereof should be by the Territory as a whole through Legislative action, in which event the support of the Chamber might be given to the project upon the showing by the Forestry Department that its acquisition was desirable from a Territorial standpoint;

Sixth- that while the City Planning Commission has withdrawn its approval from the proposed plan of extending Young Street through this property from the status of an active project, there will undoubtedly arise in the future a demand for such extension, and this alone would make it of questionable policy to acquire the property at a high price, the area now being small and the possibility of its reduction by division rendering the two parts almost impracticable as a park site.

For the above reasons the Committee of County and Municipal Affairs recommends that the Chamber advise the City Planning Commission of these findings, and decide

for these reasons that the Chamber does not now see how it can assist in the acquisition of the property as a public park.

The members of the Committee participating in these investigations and this report are:

Messrs. Wm. Thompson,
John Mason Young,
P. E. Spalding,
J. K. Butler,

The remaining members being out of town and unavailable during the time of the investigation.

Respectfully submitted,

(Signed) J.K. Butler,
Chairman.

In this connection, Mr. McInerney said that he had had an opportunity to talk with Mr. Robinson, representing the Jaeger property, and had learned that, contrary to the report of the Chinese to Mr. Ohrt, and the Japanese to Mayor Wilson, mentioned in the minutes of the last meeting, no one had approached Mr. Robinson for an option on the property and that he had offered it to nobody at any price, except to the City Planning Commission.

On motion of Mr. Denison, the secretary was ordered to send letter of acknowledgement to the Chamber of Commerce, expressing the appreciation of the Commission for their careful investigation; and also to send copy of the report of the Committee to the Outdoor Circle.

Further steps were considered, but it was finally decided to give the Forestry Department or the Outdoor Circle an opportunity to make the next move.

KING ST. WIDENING

Mayor Wilson reported that the Ordinance establishing the King Street set-back line had passed third reading at the last meeting of the Board of Supervisors, and that he had already signed the same.

KAPALAMA

The remainder of the hour was spent in considering the report of the Bishop Estate with reference to the proposed Kapalama Section street lay-outs. Discussing the report section by section, it was found that it contained criticisms very similar to those of the Engi-

neer's report, especially as it related to the opening up of Iwilei more directly with the Kalihi district.

The secretary read a letter from Vaughan MacCaughey, Superintendent of the Department of Public Instruction, received prior to the public hearing on the subject, in which he heartily endorses the plan as a whole and indicates how the Department can by slight changes adjust their building program so as to be in accord with the plans of the City Planning Commission.

There being no further business, the meeting adjourned at 4:10 p.m.

Respectfully submitted,

Grace Bartlett
Secretary

Approved by-

John McInerney
President

October 20- Letter to Outdoor Circle, enclosing copy
of report of Municipal Affairs Com. of
Chamber of Commerce in re Jaeger property.

October 20- Letter of acknowledgement of copy of report
of Municipal Affairs Com. of Chamber of
Commerce.

Copies of Shade Tree Ordinance made and sent to member of
City Planning Commission.

October 26, 1922.

A regular meeting of the City Planning Commission was held on Thursday, October 26, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President
G. P. Denison
A. R. Keller
H. R. Macfarlane

ABSENT: P. E. Spalding
City Engineer Ohrt
Mayor Wilson

VISITORS: T. H. Gibson, Deputy Superintendent of the
Department of Public Instruction.

SCHOOL
BUILDINGS:

Routine business was set aside temporarily while Mr. Gibson presented some of the problems confronting the Department of Public Instruction in their building program, and explained what adjustments seemed advisable in order to make their plans conform with those of the City Planning Commission.

The special points requiring adjustment were the same as those already mentioned in their letter to the Commission under date of August 28, the same having been read before the Commission at their last meeting. That portion of the letter dealing with these points is quoted below-

"The changes effected in the school grounds by this plan will be somewhat expensive but can be worked out satisfactorily-

Kaiulani School- Acquire remainder of block, with present permanent building as a unit complete the school plan. A block north of the school, running from King Street to the O.R. & L. right-of-way should be acquired and set apart for a playground. It is now in cane.

Trade School- Acquire the whole block.

Likelike School- Acquire land up to proposed street.

Kauluwela School- The proper adjustment here will be the most expensive. Make the new building a primary school occupying the ground bounded by Chun Hoon Lane, School Street and the new streets.

Acquire the whole block in which the other concrete building and the bungalows are at present for the grammar school. If possible move the concrete building and with that unit as a basis, complete the school."

- - - -

Mr. Gibson reported also that the Department was hoping to acquire several building sites in the immediate future, in order that the school system of Honolulu may be able to expand with the natural growth of the city.

In selecting these sites, he said that the Department wished to work in harmony with the City Planning Commission, and therefore would be glad to receive from time to time any maps or information which would make that cooperation easier.

- - -

MINUTES:

Here Mr. Gibson withdrew, and the regular meeting was called to order, and the minutes of the previous meeting read and approved.

The first business was the reading of a communication from Walter E. Wall, Surveyor-General of the Territory of Hawaii, in which he made some pertinent and valuable suggestions for the benefit of the Commission in case Legislative action becomes necessary in connection with condemnation proceedings. He referred to an article in "The American City" of March 1916, on "Excess Condemnation in Street Improvements", by Herbert S. Swan. Copy was enclosed. Mr. Swan here makes plain the various advantages in being able to condemn and acquire certain areas in excess of the road strip only, and refers to a number of workable laws.

Secretary was asked to acknowledge and thank the Surveyor General for his valuable suggestions.

Letter and magazine were ordered placed on file for future reference.

Consideration of the recently proposed Shade Tree Ordinance, referred to the City Planning Commission by the Board of Supervisors, was postponed until the next meeting, on account of the absence of several of the members.

There being no further business, the meeting adjourned at 3:45 p.m.

Respectfully submitted-

Approved by-

James M. Mearns
President

Grace Bartlett
Secretary

October 28-

Letter of acknowledgement and thanks to W. E. Wall

November 9, 1922

78

A regular meeting of the City Planning Commission was held on Thursday, November 9, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J.D. McInerny, President
G. P. Denison
P. E. Spalding
A. R. Keller
H. R. Macfarlane
City Engineer Ohrt
Mayor Wilson

ABSENT: None

MINUTES: Minutes of the previous meeting were read and approved.

BUSINESS: A form letter from the Mayor to the Heads of Departments, requesting that all City and County employees join in the Armistice Day parade, was read. Members of the Commission did not feel that this request applied to them, since they were not paid employees of the City and County.

ARMISTICE
DAY
PARADE

SHADE TREE
ORDINANCE

A discussion of the new Shade Tree Ordinance was next in order, the same having been postponed from the previous meeting. It was decided, however, at the suggestion of Mr. Denison, that further discussion of the ordinance was unnecessary at this time, since it had already gone to print, and in its latest form had omitted the City Planning Commission from its personnel. Mr. Denison also pointed out that the revised form had incorporated some of the more important changes that he would have suggested.

Both Mr. Ohrt and Mayor Wilson expressed their approval of the change in the personnel of the Shade Tree Commission, as made by the Board of Supervisors, feeling with them that it was more vitally important to have the Board of Forestry represented in this work than it was to have the City Planning Commission included, as the work contemplated was a routine work, on trees already planted, and therefore more closely allied with the work of the Board of Forestry than with the special planning work of the City Planning Commission.

TERRITORIAL
FAIR

TRANSPORTA
TION

Mr. Spalding reported on a recent meeting called by Governor Farrington to consider the possibility of holding a Territorial Fair this coming year, and the transportation problem connected therewith. As no surveys of the land have been made, the committee

found themselves with insufficient data at hand to make possible any definite recommendation in the matter. Since the fate of the Territorial Fair depends to a large degree upon the satisfactory solution of the transportation problem, the Waikiki Reclamation^{Commission} were asked to investigate the possibility of securing funds to make a survey of this land; in case they were unsuccessful, they were asked to refer the same to the Mayor for a possible solution. In the meantime, Mr. Stuart Johnson, of the Rapid Transit Company, promised to figure on costs in connection with laying tracks from Kalakaua Avenue to the Fair Grounds. The committee expects to get together again, according to Mr. Spalding, after obtaining this data.

Mr. Ohrt expressed himself in favor of having the Territory finance the construction of the tracks out to the Fair Grounds, and then leasing the same to the Rapid Transit Company to run until such time as it becomes expedient for them to purchase them outright, - the construction expense to be charged to the original cost of the Territorial Fair Grounds.

McCULLY
SUB-DIV.

Mr. Ohrt reported on a conference with Mr. Sutton in connection with the McCully Tract sub-division. He said that he and Mr. Sutton had been trying to rearrange the map without upsetting the plans too seriously. After much juggling of the plans since their conference, he had come to the conclusion that the only logical solution in sight was to retain the original plans of the City Planning Commission, with some slight modifications, for that section still unimproved and extending up to the road running parallel with and makai of King Street. Beyond this, however, he would be inclined to give precedence to the plans of the Guardian Trust Company, some of this property having already been sold under their old sub-division plan. This would keep intact the Commission's plans for the main part of the tract, the small portion already sold affecting none of the main arteries.

Permanent improvements in this district were again discussed, the general consensus of opinion being that while permanent improvements such as water pipes, sewers, curbs and gutters, should be installed immediately, permanent roads might legitimately be postponed until such time as the property owners themselves were sufficiently interested to create an improvement district, and pay for permanent roads through the frontage tax.

ORDINANCE
NO. 97

In connection with the discussion of permanent improvements, Mayor Wilson read and explained portions of Ordinance No. 97. He pointed out the relation of the provisions

of this ordinance to his recent vetoes of bills appropriating money for permanent improvements in the Bingham Park Tract. He said that the ruling of the Board of Supervisors was contrary to the provisions of the Ordinance, and that in appropriating moneys out of the City and County for permanent improvements in a private enterprise, and on land unoccupied, the Board was creating a precedent which would lead to many difficulties in the opening up of future tracts of land, as well as putting the City in an embarrassing position in the cases of tracts opened up previously under the former ruling.

KAPALAMA

Mr. Ohrt presented the Palama map with revisions as per suggestions contained in report of the Engineer's Association. After some discussion, Mr. Ohrt promised to spend a little more time in the revision, and then to forward same to Mr. W. W. Wall for further suggestions before making the final drawing.

There being no further business, the meeting adjourned at 4:05 p.m.

Respectfully submitted,

Grace Bartlett
Secretary

Approved by,

Edmund C. Brown
President

December 7, 1922

A regular meeting of the City Planning Commission was held on Thursday, December 7, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President
G. P. Denison
P. E. Spalding
A. R. Keller
H. R. Macfarlane
Acting-Engineer Austin

ABSENT: Mayor Wilson

VISITORS: Mr. Robert Atkinson, of the Hawaiian Dredging Company.

MINUTES: Minutes of the previous meeting were read and approved.

BUSINESS: There being no correspondence, immediate attention was given to consideration of the McCully Tract subdivision.

MCCULLY TRACT
SUBDIVISION

For the information of Mr. Atkinson, Mr. Austin, Acting-engineer in the absence of Engineer Ohrt, who is in attendance on the convention of the American Association of State Highway Officials, at Kansas City, in the interests of Hawaii in the matter of obtaining federal aid for roads, - reviewed the work that Mr. Ohrt and he had been doing in attempting to incorporate the old Guardian Trust Company's subdivision plan into that of the City Planning Commission's recommended plan. He said that one of the main difficulties encountered was the fact that the streets in the plans of the Guardian Trust Company ran east and west, while those of the City Planning Commission ran more nearly north and south, making a combination of the two practically impossible, so far as any uniform alignment of the streets was concerned.

Mr. Austin showed a map on which the two plans had been combined according to the suggestions of Mr. Ohrt at the meeting of the Commission on November 9-- that is, following the City Planning Commission's map, with some minor modifications, for that section still unimproved and extending up to the road running parallel with and makai of King Street; but using the plan of the Guardian Trust Company for that section beyond this point, where none of the main arteries would be affected.

This would necessitate rather radical changes on the part of the Guardian Trust Company, for the unimproved section, and Mr. Atkinson said that any change in their plans was not within their power, since the McCully Tract had been laid out some twenty years ago. According to legal advice, he said that condemnation proceedings offered the only way out, and that would entail much time, expense and delay, while they were looking to an immediate sale of the lots so that they could be reimbursed for the \$75,000 expense involved in the filling of the property.

Then followed a somewhat lengthy discussion, but since the Commission's plans of that district are still in the hands of the Waikiki Reclamation Commission awaiting their official approval preliminary to their acceptance by the Board of Supervisors, no definite action on the part of the City Planning Commission was possible. However, President McInerny promised to see the Governor again, urging that he definitely request Mr. Bigelow, as chairman of the Waikiki Reclamation Commission, to call a meeting immediately so that there may be something definite to work on.

There being no further business, the meeting adjourned at 4:30 p.m.

Respectfully submitted,

Grace Barthel
Secretary

Approved by,

James McInerny
President

December 28, 1922

A regular meeting of the City Planning Commission was held on Thursday, December 28, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerney, President
G. P. Denison
H. R. Macfarlane
City Engineer Ohrt
Mayor Wilson

ABSENT: P. E. Spalding
A. R. Keller

MINUTES: Minutes of the previous meeting were read and approved.

CORRESPONDENCE: The first business was the reading of a letter from E. J. Waterman, McIntyre Building, City, in regard to the lack of street signs in the City of Honolulu. The secretary was instructed to acknowledge letter and inform Mr. Waterman that Mr. Louis Cain, Building Inspector of the City and County, has already been at work for some months at the complicated task of correcting and revising street names and numbers, and that when this is completed, new and permanent street signs will be installed throughout the city.

WAIKIKI IMPROVEMENT COMMISSION:

Mr. Denison reported that the Waikiki Improvement Commission had finally met and approved the plans submitted by the City Planning Commission for the Waikiki Reclamation District.

MCCULLY TRACT:

The McCully Tract subdivision again came up for discussion.

Mr. Ohrt felt that perhaps the Hawaiian Dredging Company had not appreciated the increased value accruing to their property under the street layout of the City Planning Commission, and that they might still be open to conviction. According to Mr. Denison, however, they fully understood the situation, but were very anxious to sell the lots immediately before the Bingham Park Tract was put on the market, and they were convinced that they were entirely within their legal rights in going ahead under authority of their Land Court title.

This again brought home the long felt need of a City Planning Commission, or some other body, who with power to act could lay out plans for the city and then have the authority to enforce conformity to those plans, refusing to acknowledge or have recorded any sales of property laid out contrary to such plans.

Finally, at the suggestion of Mr. Denison, it was decided to ask Judge Heen, City and County Attorney, and also the lawyer or lawyers representing the Hawaiian Dredging Company, to be present at the next meeting of the City Planning Commission, to give the benefit of their legal advise.

ADJOURNMENT:

There being no further business, the meeting adjourned at 4:00 p.m.

Respectfully submitted-

Grace Bartlett
Secretary

Approved by-

John M. Inman
President

FLASH NO. 5

January 11, 1923

A regular meeting of the City Planning Commission was held on Thursday, January 11, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President
P. E. Spalding
A. R. Keller
H. R. Macfarlane
City Engineer Ohrt
Mayor Wilson

ABSENT: G. P. Denison

VISITORS: Messrs Frank Thompson and George Cooke.
Mr. C. H. Cleveland, Guardian Trust Company.

MINUTES: Minutes of the previous meeting were read and approved.

McCully Tract: Consideration of the McCully Tract subdivision was postponed, it being impossible to obtain the presence of Judge Heen during the court trial of Stanley Kennedy.

King Street
Amusement Park
Property Sub-Div. Mr. Frank Thompson presented a subdivision of the property on King Street opposite the Moiliili Field and adjoining the property of supervisor Kumalae, formerly known as the Amusement Park property, and gave the following bit of history leading up to the present subdivision:

He said that sometime ago a group of men, including George Cooke and himself, had gotten together and conceived the idea of an amusement park for the soldiers. They took the proposition up with the Governor who agreed that some such park was needed in the community, and suggested that the Legislature might be willing to do its share toward financing the same. Relying on legislative support, they bought the property mentioned above through the Bank of Hawaii, on a mortgage signed by the men interested. They then went ahead with plans involving an expenditure of some quarter of a million dollars, the Governor feeling that the Legislature would appropriate at least one half the sum, provided the park should be turned over to the Territory for the Territorial Fair season, including the profits during that time. When the Legislature met, however, the question of

a fitting memorial for the soldiers was brought before them and the Amusement Park scheme was side-tracked for the Waikiki plan.

From that time on this group of men has carried the land, paying taxes and interest. Gradually, the group as a whole became disinterested, and only Mr. Cooke and Mr. Thompson remained, with the result that they too have been looking for some way to get out from under the load.

With this in view, Mr. Thompson and Mr. Cooke went ahead to subdivide the property, but found the expense involved was going to be prohibitive, and dropped the matter temporarily. They are again being importuned, mostly by Japanese, who are asking to purchase some of the property at a figure that will enable them to get out without heavy losses.

The present plan, however, is predicated on a 50 foot street layout, instead of a 70 foot street, although otherwise the City Planning Commission plan is followed in general. Mr. Thompson claimed that 70 foot streets would make the proposition impossible, and if forced to comply they would have to go ahead and sell the property facing on King Street, leaving it to the City to make street plans later.

Mr. Ohrt voiced the opinion of the Commission when he explained the seriousness of reversing their opinion on street widths, which he felt could not honestly be done, involving as it did a principle for which the Commission has been fighting since its inception.

President McInerny promised Mr. Thompson that the Commission would take the matter under advisement and report to them later.

Here Mr. Thompson and Mr. Cooke withdrew.

Ward Property
Subdivision
Ala Moana Rd.

Mr. Cleveland, representing the Guardian Trust Company, then presented a subdivision of the Ward property on the Ala Moana Road, which he had recently discovered did not conform with the City Planning Commission map. Mr. Cleveland said that these plans had been registered in 1903. Since then several blocks have been leased, but none of them sold. Now, in preparation for the future development of the property, and in view of the fact that the approved streets enter the property at such angles as to make many of the lots of little market value, Mr. Cleveland wished to know what the possibilities were for revision and compromise. Discussion followed and Mr. Ohrt finally offered to submit to the Guardian Trust Company a plan embodying the changes suggested, to serve as a basis for further discussion.

Here Mr. Cleveland withdrew.

Kapalama Map:

Mr. Ohrt presented the Kapalama map, which was now ready for the signatures of the Commission members, but also suggested that, in view of the difficulties encountered with the Waikiki plans since their adoption, it might be wiser to give the map more publicity before signing the same.

This again brought up a discussion of the power and authority of the City Planning Commission, in which discussion Mr. Ohrt stressed the fact that the Commission was always just behind the building program, instead of just ahead as it should be, in order to accomplish the improvements with the least friction and with the least cost to the city. He felt that to do this the commission should get both the moral and financial aid of the Legislature to go ahead and prepare plans for the whole city, which when completed and approved by the Commission should be binding.

There being no further business, the meeting adjourned at 4:50 p.m.

Respectfully submitted,

Grace Bartlett
Secretary

Approved by -

John C. Ince
President

January 18, 1923.

A regular meeting of the City Planning Commission was held Thursday, January 18, 1923, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President
G. P. Denison
P. E. Spalding
A. R. Keller
City Engineer Ohrt
Mayor Wilson

ABSENT: H. R. Macfarlane

VISITORS: Judge Heen, City and County Attorney.

MINUTES: Minutes of the previous meeting were read and approved.

McCully Tract
Subdivision

Judge Heen, who was present at the request of the Commission, was asked to give his opinion of the legal questions involved in the proposed McCully Tract subdivision. Mr. Ohrt briefly outlined the history of the tract, which is subdivided according to the plan submitted to the Land Court some years ago, but which is in conflict with the plan suggested by the City Planning Commission, and approved by the Waikiki Improvement Commission, and the Board of Supervisors. He then presented the following questions to Judge Heen:

- 1- Can the owners of the McCully Tract go ahead and sell lots under the Land Court title without violation of the present ordinance?
- 2- Does a Land Grant title set boundaries alone, or does it include jurisdiction over the subdivision of the property?
- 3- Is Mr. Atkinson's claim correct, that they have no power to change their plans now, especially since they have sold a few of the lots, and the streets have already become automatically the property of the City and County, and no longer belong to them?

In answer to question No. 1, Judge Heen claimed that the owners were violating the present ordinance. He suggested, however, that the words "hereafter plotted" should be changed in the Ordinance before attempting to test the legality of the same.

In answer to question No. 2, he said that the Land Grant title concerned only the title of the boundaries, although subdivisions were often plotted on the original map, for convenience.

As to question No. 3, he said that the streets

did not belong to the City until the owners had fulfilled all requirements of the Ordinance and the City had accepted the same,- and this had not been done.

This opened up a general discussion in which Judge Heen explained that the most direct way of finding out where the Commission stood in the matter was to make a test case of the Ordinance.

President McInerny expressed the wish that it might be possible to settle the case out of court, using the court only as a last resort.

Followed the suggestion that Mr. Atkinson should be informed of the possibility of a suit being brought against them, thus giving them an opportunity to change their plans before any stringent measures were taken.

Amusement
Park
Subdivision

The secretary read a letter from Mr. Frank Thompson, in which he criticized the tentative sketch of a subdivision of the Moiliili-King Street, which Mr. Ohrt had given him, and which the City Planning Commission would approve. He concludes by saying- "We want to cooperate with you as far as possible in carrying out any plan which you deem beneficial for the City in general, but the enclosed scheme, absolutely impracticable and commercially suicidal as far as we are concerned, we cannot entertain."

Since whatever policy is adopted in the case of the McCully Tract will influence to a large degree the policy to be followed elsewhere in the district, it was deemed wiser to let Mr. Thompson's letter wait for an answer until further development in the McCully subdivision.

However, the following compromise was suggested,- that the City Planning Commission ask the Board to permit the construction of temporary roads, with curbs, provided Mr. Thompson and Mr. Cooke give to the City the right of way for 70 foot roads, which might be improved at a later date, the Commission feeling that for the present the wide right of way was more important than permanent roads.

Cooperation
with
Road Committee
Board of Sup.

The discussion closed with an expressed desire for a closer cooperation between the Board of Supervisors and the City Planning Commission, and to this end it was decided to ask that the Commission might meet with the Road Committee of the Board at its next meeting, to discuss road plans for the Waikiki Reclamation district, where a possible saving of some half million dollars is involved, depending upon whether or not the present ordinance is to be held binding.

It was also decided to meet at an early date with the Legislative committee of the Board to consider possible legislation in the interests of a comprehensive and binding street plan of the City of Honolulu.

There being no further business, the meeting adjourned at 5:00 p.m.

Respectfully submitted-

Grace Bartlett
Secretary

Approved by-

John McInerney.

SPECIAL SESSION

91

January 30, 1923.

The City Planning Commission met in special session with the Road Committee of the Board of Supervisors on Tuesday, January 30, 1923, at 4 p.m., to discuss the road situation in the Waikiki Reclamation District, and more especially as it pertains to that part of the district known as the McCully Tract, where the land, held under an old Land Court title, is being subdivided and sold with disregard for the recently adopted plan for that district, and to the City Ordinance, No. 85, passed in February 1916, and relating to the requirements for road construction in new subdivisions before the same can be offered for sale.

PRESENT:

Commission members-

J. D. McInerny, P. E. Spalding, A. R. Keller,
H. R. Macfarlane, City Engineer Ohrt, and
Mayor Wilson.

Supervisors-

Lester Petrie and Jonah Kumalae.
Judge W. H. Heen, City and County Attorney.
Robert D. King, of the Land Court Office.

ABSENT:

Supervisor Manuel Pacheco, of the Road Committee.
G. P. Denison, of the City Planning Commission.

The history of the McCully Tract was taken up in some detail by Mr. Ohrt, for the benefit of the Road Committee, including exhibits of maps of that section.

Map No. 1 was filed in the Land Court office in 1901 at a time when, according to Mr. King, any map turned in to that office was filed without question, although not recorded in the record book. This plan was shown to be of no real value, for although subdivisions had been roughly indicated thereon, there had been no accurate surveys made. No sales were made under that plan.

Map No. 2, bearing Land Court petition No. 279, and dated February, 1913, was the first officially recorded map of the McCully Tract. Since filing the first map, there was passed a Territorial statute, 1905, which provided that all subdivisions be plotted on the land, with definite monuments to indicate boundaries, etc. Map No. 2, however, showed only boundary lines for the tract, but with a note added to the effect that a section was being reserved for street easements, indicating the present McCully Street, with a 60 foot width suggested.

Maps No. 3 & 4, filed in 1922, were amendments to Map No. 2, or the same plan with the subdivisions added. This was apparently an attempt to meet the provisions of the above mentioned Territorial statute.

Mr. Ohrt also showed the map of the Waikiki Reclamation district, recommended by the City Planning Commission in January 1922, and adopted by the Waikiki Improvement Commission December 14, 1922. And an amended copy of the same, on which, after conference with Mr. Sutton, representing the McCully Tract owners, an attempt had been made to reconcile the City Planning Commission plan with that of the Guardian Trust Company, in order to take care of the few lots already sold under the old plan.

Mr. Ohrt then gave figures to show that an enforcement of the Commission plan would mean a saving to the City of some half million dollars, inasmuch as roads under this plan, although wider, were fewer in number, making less mileage. He estimated a saving of \$75,000 in the McCully Tract alone, and in carrying the plan through the whole district this would amount to approximately half a million dollars.

The Road Committee agreed that the Commission plan should be enforced. Then followed a lengthy discussion of legal points involved, and also a discussion of the provisions of the Ordinance.

In view of the prohibitive expense involved if permanent roads were insisted upon at present, the following compromise was suggested by the City Planning Commission to the Road Committee, - namely, that permanent concrete roads should not be required by the Board of Supervisors in these new subdivisions, provided the rights of way as shown on the plan adopted by the Waikiki Improvement Commission are turned over to the City, and provided also that property owners take care of other permanent improvements, such as water and sewers, curbs, gutters, etc.

The Road Committee felt that this suggestion was worth considering, and promised to discuss it unofficially with the other members of the Board. At the same time, the City Planning Commission agreed to talk with the property owners and get their attitude on the subject of compromise.

Meeting adjourned at 5:15 p.m.

Respectfully submitted,

Grace Bartlett
Secretary

Approved by,

Tom M. Mearns
President

REPORT OF THE CITY PLANNING COMMISSION
1921 and 1922

January 31, 1923.

Honorable John H. Wilson,
Mayor, City and County of Honolulu,
Honolulu, Hawaii.

Dear Sir:

I have the honor to submit herewith report of the City Planning Commission for the biennial period 1921-1922, and of the expenditures of moneys appropriated for this purpose by the Honorable Board of Supervisors of the City and County of Honolulu.

	1921	1922
Appropriations, Salaries & Expenses-	\$3,000.00	\$3,000.00
Expenses-	1,988.00	1,999.40
Amount lapsed into source-	\$1,012.00	\$1,000.60

The meetings of the Commission, held weekly with a few exceptions, have been well attended by the members, who have devoted much time, thought and study to the various improvement projects brought to their attention, and coming within the jurisdiction of the Commission.

The membership of the Commission for the biennial period is as follows:

Appointed members-

J. D. McInerny, President
George P. Denison
Arthur R. Keller
Philip E. Spalding
H. R. Macfarlane

Permanent ex-officio members-

Mayor, John H. Wilson
City Engineer, Frederick Ohrt

The first part of the biennial period was devoted to work on the Zoning Ordinance, mentioned in our previous report as nearing completion. After many added weeks of deliberation and study, in cooperation with Mr. Louis Cain, Building Inspector, this ordinance was finally completed and recommended to the Board on February 26, 1921, and after further delays due to minor amendments, became a law on April 7, 1922, as Ordinance No. 207. It is already filling a long recognized need, justifying the time and study spent on it.

The rapid growth of the City of Honolulu during the past two years has emphasized again the congestion and narrowness of our city streets, the lack of adequate thoroughfares and boulevards, the lack of sufficient parks and playgrounds, and the unsightly line of poles with net work of wires strung across our streets and boulevards.

A beginning has been made to improve these conditions as shown in plans to widen (1) King Street, (2) Merchant Street, (3) Bishop Street, (4) Queen Street, and to extend (5) Bishop Street through to Beretania, and (6) Kalakaua Avenue through to Beretania Street.

(1) The widening of King Street was recommended to the Board in December, 1921, and adopted by them on January 11, 1922. This plan contemplates widening King Street from the junction of North King Street and Beretania Avenue to the Moanalua-Kahauiki boundary at Fort Shafter, to 86 feet, with the exception of the strip between the Railroad Station and Desha Lane, where the plan calls for a 100-foot width.

(2) The widening of Merchant Street, recommended to the Board on June 13, 1922, provides for an 8-foot set-back line on the mauka side of the street. The new Castle & Cooke building is now being placed on this line.

(3) On August 12, 1922, the Commission recommended that Bishop Street be widened from 60 feet to 80 feet. After public hearings with the property owners, a 70-foot width was agreed upon and new construction is now going up on the 70-foot line.

(4) The widening of Queen Street contemplates set-back lines between Fort Street and Richards Street.

(5) Recommendations for the extension of Bishop Street were sent to the Board on February 24, 1922, and

(6) for the extension of Kalakaua Avenue on May 16, 1922.

In order to eliminate a portion of the network of overhead wires in the Civic Center, a combination utility pole was discussed, but an attempt to harmonize the various phases and ideas proved unsuccessful.

Diamond Head Road, when the time comes for its improvement, will be developed as a semi-boulevard.

Early in January of 1922 the Commission learned that the Jaeger estate, situated on Punahou Street and extending from Beretania to King Street, was to be sold and subdivided, and an attempt was made to secure this property for public park purposes. The Commission felt that when Kalakaua Avenue extension has become a fact, this property, then surrounded on four sides by thoroughfares, would

become a valuable asset to the future development of the park system of the City, both because of the rare trees and shrubs contained therein, and because of its location. Although the acquisition of this property was recommended to the Board, no definite action was taken by them on account of lack of funds for the purchase. The property owners are holding the estate intact until after the Legislature meets, when they contemplate selling it, provided the Legislature does not make provision to purchase same for park purposes. The City Planning Commission hopes that the Legislature will take definite favorable action in the matter.

But perhaps most important of all, there has been emphasized during these two years the crying need of a comprehensive street plan for the whole city. A street plan, however, does not set a time limit for its realization. It may be 25 years or more before all the plans are executed. But by having a carefully worked out plan before them, the city authorities, who may change from time to time, will always have a chart by which to be governed in continuing these improvements.

The City Planning Commission has made a beginning on this task, in submitting street plans for the Waikiki Reclamation District. These plans were approved by the Commission in January 1922, and copies submitted both to the Waikiki Improvement Commission, a commission created by the last Legislature, and to the Board of Supervisors. The Waikiki Improvement Commission formally approved the plans on December 44, 1922, and the same have since been adopted by the Board, and they are being followed in laying the sewer system for the Waikiki Reclamation District.

For Ala Moana the boulevard plan has been adopted. This plan contemplates the filling in of 500 feet makai of the present Ala Moana, which is to be used for park purposes. The Commission also recommended that the parking strip on the mauka side of the canal be extended from McCully Street down to Ala Moana. It is hoped that the Legislature will provide the necessary funds for the purchase of the same.

At present the Commission is working on plans for the development of Kapalama Section. Plans for this section have absorbed the time of the Commission for many months, and we hope soon to be able to present the results of our labor and study to the Board for their approval. Incorporated in these plans will be many of the suggested changes offered as improvements to our preliminary plan at our recent public hearing on the same.

Kapalama district presents more serious problems than does Waikiki, the latter being a new and comparatively unimproved district, where our plans may be carried out without any great expense to the City and also without any serious losses to the property owners, while Kapalama is an already established section, where changes will be expensive to both City and property owners. Added to this is the delay involved in condemnation proceedings. Many new streets will have to be cut through this district to relieve the congestion presented in such overcrowded and unsanitary sections as "Tin Can Alley" and Bubkle Lane, where the majority of the homes have no

frontage.

Unfortunately, in all this work the City Planning Commission finds itself always just behind the building program, instead of just ahead of it, and this situation makes much more difficult the enforcement of plans, particularly where condemnation proceedings are involved.

It is recommended that the Board of Supervisors provide adequate funds for the purpose of making the necessary surveys for permanent street lines and grades, all of which should later be embodied in a comprehensive City Plan.

Respectfully submitted,

(Signed) J. D. McInerney,
President, City Planning Commission

February 9, 1923.

97

A regular meeting of the City Planning Commission was held on Thursday, February 8, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President
C. P. Denison
A. R. Kellar
P. E. Spalding
H. R. Macfarlane
City Engineer Ohrt
Mayor Wilson

ABSENT: None

VISITORS: E. W. Sutton, representing owners of McCully Tract
F. E. Thompson, of the Amusement Park site.

MINUTES: Minutes of the previous meeting were read and corrected.
Minutes of the Special Session with the Road Committee on January 30, were read and approved.

COMMUNICA-
TIONS:

The secretary read a communication from Mr. Barnes, of the Hawaiian Pineapple Company, asking that when the time came to consider the same, they might have the opportunity to present to the Commission their ideas in regard to the proposed street layout in the Iwela section near their property. Letter placed on file.

MR. THOMPSON: Mr. Thompson reported that they had been able to sell their property, on the Amusement Park site as a unit, 300 feet deep, without subdivisions or improvements, and therefore they were no longer interested in subdivision requirements, except insofar as they might cooperate to the extent of setting aside for the City, rights of way to conform with the Commission plan, in anticipation of future development and subdivision.

MR. SUTTON: Mr. Sutton, representing the Guardian Trust Company, in the interests of the Hawaiian Dredging Company, said that while he could not speak definitely for Mr. Atkinson, whom he had expected to meet at this meeting, he saw no reason for difficulty in working out their plans according to the compromise suggested, (see minutes of Special Session, ~~JAN~~ 30, 1923) - especially since the requirements for permanent road construction had been the outstanding difficulty in the development of the McCully Tract, due to the prohibitive expense involved under such provisions.

LEGISLATIVE ACTION
TO AMEND PRESENT LAW
IN REGARD TO DEVELOP-
MENT AND FILLING OF
RECLAMATION DISTRICT:

Mr. Sutton here brought up a question growing out of the McCully Tract discussion. He said that on the lower side of the canal the cost of filling was proving too great for the property owners to finance, nor was it even possible for them to borrow the money for the work on the security in hand. And that, under the present provisions of the law, relating to the filling of the Waikiki Reclamation district, as adopted by the last Legislature, a revolving fund had been established on paper, but that the money had failed to revolve because it was not sufficiently large to make this possible. Under this scheme the owners were responsible for the improvement, but were allowed five years in which to pay for the same, with no interest charged.

Mr. Sutton's plan was to ask the Legislature to so amend the law as to include the Reclamation District under the provisions of the regular Improvement District plan of the City, under which the Government would be responsible for the improvement, - in this case the filling - charging the cost for same, together with interest back to the owners, but giving them 10 years in which to pay it.

In this connection, Mr. Sutton asked for the backing of the Commission in case an amendment to include the above was proposed at the coming session of the Legislature.

LEGISLATIVE COMMITTEE OF THE BOARD OF SUPER. Mr. McInerny reminded the Commission of their plan to meet with the Legislative Committee of the Board. Mr. Ohrt said that the Committee was going to meet on Friday at 2 o'clock, and suggested that this would be the logical time to meet with them. Mr. McInerny appointed Mr. Spalding to represent the Commission at this meeting, in the interests of a City Plan. Both Mayor Wilson and City Engineer Ohrt expected to be present at that meeting, although in other capacities than as members of the City Planning Commission.

There being no further business, the meeting adjourned.

Approved by-

James McInerny
President.

Respectfully submitted-

Grace Bartlett
Secretary

March 1, 1923.

99

A regular meeting of the City Planning Commission was held Thursday, March 1, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT:

J. D. McInerny, President
G. P. Denison
P. E. Spalding
A. E. Keller
H. R. Macfarlane
City Engineer Ohrt
Mayor Wilson

ABSENT:

None

MINUTES:

Minutes of the previous meeting were read and approved.

COMMUNICATIONS:

Two communications were read by the secretary-

Supt. MacCaughey-

No. 1 was a letter from the Department of Public Instruction, in which Superintendent MacCaughey asks the opinion of the Commission in regard to the criticism made by the Chamber of Commerce,-- that the Department had not cooperated with the City and County Government, or with the City Planning Commission in its building program.

Copy of answer to the Department was read, in which Supt. MacCaughey was assured that no criticism of the Department had been voiced at any of the Commission meetings; on the contrary, that the Commission felt it had an active ally in the Department in any and all plans looking toward city development and improvement.

E. W. Sutton,
in re Race Tract
Kapiolani Park

No. 2 was a letter from E. W. Sutton, suggesting that the broken fence around the race track at Kapiolani Park be replaced by a hedge of hibiscus or panax. It was agreed that the questions involved lay outside the jurisdiction of the Commission, and the secretary was ordered to refer same to the Board of Supervisors.

Clipping- in re
Zoning Ordinance
Chicago

At the request of President McInerny, the secretary read a clipping from a Chicago Newspaper under date of January 19, in regard to a proposed Zoning Ordinance which is soon to go officially

before the people of that city in a series of public hearings, and which is similar in many respects to our Honolulu Zoning Ordinance. One point of difference, however, is indicated in the following paragraph: "Wide interest is shown in the decision for regulating the uses to which properties along Chicago's boulevards may be put. Criticism in the past has been directed against the city for not prohibiting commercial and industrial building along its boulevards. However, the zoners decided that business can be mixed in and that sections of the boulevards may be lined with shops and industrial buildings".

**Zoning Ordinance
Criticism**

Mr. McInerney here mentioned the many criticisms of the Zoning Ordinance which had come to him, in which it is claimed that that portion of our ordinance which insists upon Class A construction is working a hardship upon many, and tends to restrict business growth. It was the expression of the Commission that while there might be some justification for this criticism for a short time, yet in the course of a few years the problem would naturally solve itself in the process of the growth of the city.

**Report of Leg.
Committee of
Board of Sup.**

Mr. Spalding reported on the meeting of the Legislative Committee of the Board of Supervisors, before which he appeared as representative of the Commission, in the interests of necessary legislation to obtain a city plan that would eventually be recognized as official. At this committee meeting Supervisor Arnold suggested that the Commission endeavor to have the Legislature pass a bill permitting the Supervisors to approve a City Plan, this approval to make the plan binding, and not subject to change except through a Court of Appeals, the City Planning Commission to constitute the Court of Appeals. According to Mr. Vitousek, however, to whom the matter was referred, the City Planning Commission has no official standing in the eyes of the Legislature, since the Commission was established by a City and County ordinance. Therefore, it appears that preliminary legislation will be necessary to remedy this technicality before presenting the proposed bill.

**Enlargement of
Park System:**

Mr. Ohrt brought up for consideration the question of municipal parks and playgrounds for the future. He said that ultimately the city has got to enlarge its system of parks, and that it was within the province of the City Planning Commission to anticipate the growth of the city, and to outline a comprehensive scheme for this enlargement, submitting it as a plan toward which the Board of Supervisors may work as the opportunity to buy these sites is presented, and the need arises.

To finance this, he favored a progressive bond issue. He presented a map of the city on which he had roughly sketched the population centers, present park sites, and some of the possible additions. He asked that the Commission should take under consideration a few leading questions, such as (1) What should be the dimensions of a park? (2) Will the centers of population shift? (3) Can new school grounds and new playgrounds be considered together? (4) How far will a boy go to use a playground? etc.

Very favorable mention was made of the new Punchbowl playground and its good work.

It was moved by Mr. Spalding and seconded by Mr. Denison that the City Engineer be requested to lay out on a smaller scale the present park system of the city, with suggestions as to where additions might be ultimately acquired. Mayor Wilson amended the motion to include the plotting of the various school sites, and the approximate number of pupils attending each school.

Hawaiian Pine-
apple Company

The secretary was directed to send latest copy of the approved map of Kapalama to Mr. Kenneth Barnes, of the Hawaiian Pineapple Company, and to invite him to meet with the Commission at their next meeting, in order to exchange ideas on the development of that section which adjoins the pineapple cannery.

There being no further business the meeting adjourned at 4 p.m.

Respectfully submitted-

Grace Bartlett
Secretary

Approved by-

James McInerney
President

February 14-

Letter sent to Vaughan MacCaughey, Supt. of Public Instruction,
in re- criticism of Dept. by Chamber of Commerce.

March 5- Letter to E. W. Sutton, in re- replacement of fence
around race track at Kapiolani Park by
hedge- referred to Board of Supervisors.

Thursday, April 18, 1923

Public Hearing, County Affairs Committee

Territorial Legislature

At the request of the County Affairs Committee of the House of Representatives, the City Planning Commission and the Legislative Committee of the Board of Supervisors met with the House Committee in the drafting room of the Engineering Department of the City and County, Thursday, April 18, at 3 p.m. to discuss the relative importance of the three improvement projects now pending in the House, namely- King Street Widening from the Nuuanu Stream to Moanalua Kahanuiki boundary at Fort Shafter; West Queen Street extension from the junction of King Street and Liliha Street to Puuloa Road; and School Street extension, from Kalihi Road to Kamehameha IV Road and through to Shafter.

All agreed that the three projects were urgent and should be taken care of by the present Legislature in order to relieve as soon as possible the congestion of through traffic from town to Pearl Harbor and Schofield, now concentrated on King Street.

As to the order of their importance, there was some difference of opinion. Mr. McInerney thought that perhaps the extensions of Queen Street and School Street should be taken care of first, in order to divert the present traffic from King Street.

On the other hand Mr. Ohrt felt that King Street would always be the logical direct route for through traffic, and that its widening was of prime importance, especially in view of the rapidly increasing values of property fronting on King Street.

Supervisor Arnold expressed the opinion that the three projects could easily be carried on simultaneously as only a part of the money would have to be made available each year.

Mayor Wilson spoke in behalf of investing the Board with power to float bonds to the extent of a million or two million dollars, to meet any such emergency improvements which may come up from time to time.

Kalihi Improvement Clubs were represented at the meeting to urge the immediate extension of Queen Street.

Respectfully submitted-

Grace Bartlett
Secretary

Approved by-

Tom McInerney
President

April 23, 1923

Public Hearing, Judiciary Committee
Territorial Legislature

On Monday, April 23, at 3 p.m. in the Senate committee rooms, the City Planning Commission appeared before the Senate Judiciary Committee at a public hearing in re- House Bill No. 45, being a bill to amend the present Zoning Ordinance to include provision whereby the Board of Supervisors will have the power to restrict as well as extend the fire limits. Under the existing Ordinance the Board is empowered only to extend the fire limits. Law

Representative Anderson read and explained the bill, which he said did not contemplate changing the fire limits. He claimed that its only intent was to empower the Board to correct any mistakes that it might make in either extending or restricting the limits.

Mr. James Dole, President of the Hawaiian Pineapple Company, spoke in behalf of the existing ordinance, emphasizing the necessity of protecting the industrial district against a conflagration such as the Chinatown fire of 1900. He said that under the present law the industrial district created in the neighborhood of the pineapple cannery is fairly well protected from fire hazard, but should restrictions be lifted and wooden structures be allowed, the district would be wiped out in a very short time in case of fire, at a terrific loss not only to the pineapple company, but to the people depending upon the factories for their living.

Mr. McInerny spoke for the Commission, giving a brief history of the Ordinance, explaining how a long period of time and study had been given to its drafting, how advice and cooperation had been sought from every available source, how many public hearings had been held to give all interests an opportunity to be heard, and how after the incorporation of many changes and modifications, the Ordinance was approved by the Commission, and then after another long period of critical study on the part of the Board, was finally adopted by them in its present form. He emphasized the need of an ordinance that could not be tampered with.

Mayor Wilson said that the Board had not to his knowledge asked for this power, and to give them authority that they do not seek, would be to expose them to pressure from all directions and keep them in constant turmoil. He

also said that the law, as he understood it, was worded so as to protect those who had already put up concrete buildings against competition with wooden structures.

In response to the criticism of Representative Anderson that the Board had been going ahead faster than was intended under the ordinance in the matter of extending the fire limits, Mayor Wilson reminded the Committee that the present extension of the fire limits was the first modification of them in fifteen years, and could hardly be called hasty and ill-advised, especially in view of the rapid growth of the city of Honolulu during that period.

Representative Cuhna defended the proposed change, claiming that they were not trying to break down the law in any way, but that as a legal measure, the Board of Supervisors should have some redress in case of mistakes in either direction,- i.e. restricting or extending the limits. He said that the amendment was little more than a vote of confidence in our Board of Supervisors.

Respectfully submitted-

Grace Bartlett
Secretary

Approved by-

James M. Mearns
President

May 17, 1923

A regular meeting of the City Planning Commission was held on Thursday, May 17, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President
G. P. Denison
A. R. Keller
H. R. Macfarlane
City Engineer Ohrt

ABSENT: Mayor Wilson
P. E. Spalding

VISITORS: Messrs. Kenneth Barnes, Clarence White and George Fisher of the Hawaiian Pineapple Company.

MINUTES: Minutes of the previous meeting were read and approved. Also minutes of the two legislative hearings, - one before the County Affairs Committee on April 18; and the other before the Judiciary Committee on April 23.

Hawaiian
Pineapple
Company's
Development
Plans

Mr. Barnes told of plans for the development of the property belonging to the Hawaiian Pineapple Company, which are in harmony with the plans of the Commission for that district, with a few minor exceptions, involving the shifting of some of the cross streets. Queen Street Extension plans, he said, were entirely satisfactory, and they were glad to cooperate in any way to see this extension carried through immediately.

Mr. Ohrt said that the Queen Street Extension, which according to Mr. Barnes is entirely satisfactory, would probably be the only new road work to be undertaken in that district within the next three or four years. He assured Mr. Barnes, however, that when the time came to take up the development of the cross streets, he would be glad to get together with him on any modifications of the plans which might seem advisable at that time. Mr. Barnes offered to have the Pineapple Company's plans sketched onto a blue print of the Commission map for future reference. In the meantime, Mr. McInerny promised to keep Mr. Barnes informed of any new developments.

Here the visitors withdrew.

ZONING ORD.

Height of
Bldgs. in Indus.
Dist.- 3rd Class
Construction

Mr. McInerny reported that he had been approached by representatives of property owners on King Street in the Industrial District, who wished to put up a building of Third Class Construction of more than one story. That portion of the Ordinance relating to Third Class Construction was read, and the restriction of height to one story was verified.

ACT 150

Creation of
CITY PLANNING
COMMISSION

Mr. Ohrt read Act 150, of the present Legislature, published in the morning paper of May 17, under the provisions of which, the Board of Supervisors are given specific authority to create a City Planning Commission, with broad powers.

Following is copy of the Act.

ACT 150
(S.B. No.157)

AN ACT to Amend Section 1654 of the Revised Laws of Hawaii, 1915, as Amended, Relating to Municipal Government.

Be it Enacted by the Legislature of the Territory of Hawaii:

Section 1. Section 1654 of the Revised Laws of Hawaii, 1915, as amended, is hereby further amended by adding thereto a new paragraph to be known as "7A".

"7A" To create a city planning commission to be charged with the duty of formulating rules and plans to regulate the future growth, development and beautification of the City and County of Honolulu in its public and private buildings, streets, parks, grounds and vacant lots, and to perform such other duties as the board of supervisors may prescribe; and to recommend the establishment of building zones."

Section 2. This Act shall take effect from and after the date of its approval.

Approved this 2nd day of May, A.D. 1923.

W. R. Farrington,
Governor of the Territory of Hawaii.

It was suggested that an opinion be obtained from Mr. Vitousek as to whether the Commission will have to be re-created under this Act, or former Ordinance of the Board of Supervisors re-enacted.

There being no further business, the meeting adjourned at 4 p.m.

Respectfully submitted

Secretary

Approved by

J. M. McNamara
President

May 31, 1923.

A regular meeting of the City Planning Commission was held on Thursday, May 31, 1923, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerney, President
G. P. Denison
P. E. Spalding
A. R. Keller
H. R. Macfarlane
City Engineer Chrt

ABSENT: Mayor Wilson

MINUTES: Minutes of the previous meeting were read and approved.

It was expected that Mr. Walter Dillingham would be present to present his ideas in regard to the boulevard development in the Waikiki Reclamation District, but he was detained.

SURVEY OF
PARKS and
PLAYGROUNDS

Mr. Chrt presented a map of the City of Honolulu on which he had indicated in green the present park sites, and in blue the sites available and desirable for future additions. The Commission felt that it was wise to obtain suggestions and information from someone intimately in touch with the playground situation before proceeding further with the survey discussion. The secretary, therefore, was directed to send copy of the survey map to Mr. Rath, of Palama Settlement, together with explanatory letter, asking that he join the Commission in its discussion of the subject at its next meeting.

ACT 150-
City Plan-
ning Commis-
sion

The Secretary was also directed to communicate with Mr. Vitousek to ascertain whether the Commission will have to be re-created under the provisions of Act 150, passed by the present Legislature, or whether the former Ordinance of the Board of Supervisors, under which the present City Planning Commission was established, will require re-enactment only.

There being no further business, the meeting adjourned at 3:50 p.m.

Respectfully submitted,

Approved by-

J. D. McInerney
President

Grace Bartlett
Secretary

June 7, 1923.

A regular meeting of the City Planning Commission was held on Thursday, June 7, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT:

P. E. Spalding, Chairman pro tem
A. R. Keller
H. R. Macfarlane
Mayor Wilson
City Engineer Ohrt

ABSENT:

J. D. McInerny
G. P. Denison

VISITORS:

Mr. J. A. Rath, Palama Settlement
Mr. William Pittman, Attorney

COMMUNICATIONS:

The secretary read a communication from Mr. Vitousek in answer to a request for information regarding the re-creation of the Commission under Act 150, passed by the recent Legislature. According to Mr. Vitousek..... "The Board of Supervisors of the City and County of Honolulu will in a short time re-enact all of the ordinances of the City and County in revised form, and in my opinion this would be sufficient evidence of the Board's intention to re-create the Commission without the passing of a special ordinance to that effect"

Mr. Pittman:

That piece of property on King Street adjoining the Kumalae holdings in Moiliili, concerning which Mr. Frank Thompson recently appeared before the Commission, was again represented, - this time by Mr. Pittman, attorney representing the recent Japanese buyers of the property, who wish to subdivide the land, and are asking for concessions in the matter of street widths, claiming that 50 foot streets in that district are impracticable, especially in view of the class of people who are interested in owning lots there.

Mr. Spalding, chairman pro tem, suggested to Mr. Pittman that he address a letter to the Commission, presenting his case in detail, when the Commission would take the matter under advisement.

Mr. Rath-

Parks and Playgrounds:

Next followed a discussion of parks and playgrounds, in which Mr. Rath, of Palama Settlement, explained to the commission some of the requirements of an ideal playground system,- i.e. that children under twelve years of age will not go farther than one-quarter of a mile to use a playground, using the streets in preference; that children over twelve will often go a great distance to find a good base-ball field, or tennis court, etc.; that a playground need not be large, if there are enough of them to meet the needs of the congested districts; that playgrounds are of little value unless supervision is furnished, in order to protect the younger children from the bullying of the older ones. As for locations, he was unprepared to recommend definite sites, but promised to take the matter under advisement with his social workers of the various districts, and plot their suggestions onto a map of the city, and be prepared to present their findings at a later meeting.

ADJOURNMENT:

There being no further business, the meeting adjourned at 4:50 p.m.

Respectfully submitted-

Grace Bartlett
Secretary

Approved by-

P. E. Spalding
Chairman pro tem

June 28, 1925.

A regular meeting of the City Planning Commission was held on Thursday, June 28, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT:

J. D. McInerney, President
G. P. Denison
F. E. Spalding
A. R. Keller
Mayor Wislon
City Engineer Ohrt

ABSENT:

H. R. Macfarlane

VISITORS:

W. B. Pittman, Attorney.

MINUTES:

Minutes of the previous meeting were read and approved.

COMMUNICATIONS:

Mr. Pittman-

The secretary read a communication from Attorney W. B. Pittman, written in response to the request of Mr. Spalding at a previous meeting of the Commission, that he write a letter to the Commission presenting the case of his Japanese clients in the matter of the subdivision of the land opposite the Moiliili Baseball Park.

Mr. Pittman was present in person, and was here given an opportunity to make any further comments. He claimed that the whole difficulty centered around the required street width, and the permanent paving of the same, which would involve an expense so excessive as to be prohibitive for the type of people interested in buying property there.

It developed upon inquiry that Mr. Pittman was not conversant with the adopted plan of the Waikiki Improvement Commission, which included this small section. Comparing the two plans, - the one submitted by Mr. Pittman, and the other the approved plan-- Mr. Ohrt indicated how the streets in the one plan bore little if any relation to those of the adjoining section, while in the adopted plan the streets of this section were part of a comprehensive plan for the entire district, and a deviation from the same at any one point would break the continuity of the whole.

Mr. Ohrt went on to explain how, contrary to their contention of excessive expense, the following of the approved plan would benefit the property owners themselves, for although the approved streets were wider, there were fewer of them, leaving a larger acreage for actual building lots; also that permanent paving was required for twenty-four feet only of the 70 foot rights of way.

Mr. Pittman here withdrew with the promise to convey to his clients the information and explanation he had received from the Commission.

Bishop Estate
Communication
in re Manoa
Valley Street
Layout

The second communication was from Mr. Collins of the Land Department of the Bishop Estate asking that the Commission undertake the preparation of a plan for new streets in Manoa Valley similar to those prepared for Waikiki and Kapalama, and offering to cooperate in the same. The secretary was requested to communicate with Mr. Collins, asking that his office furnish the Commission with a map of that district, indicating the locations in which they are interested, and the probable trend of development in the valley, together with suggestions.

ADJOURNMENT:

There being no further business, the meeting adjourned at 4:05.

Respectfully submitted

Grace Bartlett
Secretary

Approved by-

John McInerney
President

June 26-

Blue Prints of Kapalama and Waikiki sent to Mr. Rath

115

June 30- Letter to G. M. Collins in re Manoa street plan.

June 30- Received confirmation of appointments to Commissionup.
by Board of Supervisors.

FLASH NO. 6

August 2, 1923.

A regular meeting of the City Planning Commission was held Thursday, August 2, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT:

J. D. McInerney, President
G. F. Denison
P. E. Spalding
A. R. Keller
H. R. Macfarlane
Mayor Wilson
City Engineer Ohrt

ABSENT:

None

VISITORS:

Lyman Bigelow, Superintendent of Public Works,
Col. Schofield, of the Territorial Fair Commission,
Walter Dillingham.

MINUTES:

Minutes of the previous meeting were read and approved.

COMMUNICATIONS:

Secretary read a communication from George Armitage, executive secretary of the Hawaii Tourist Bureau, asking the cooperation of the Commission in the matter of providing more conveniences for the comfort of the tourist. Attached was the full report of Mr. Armitage to the members of the Tourist Bureau. Reading and consideration of this report, however, was postponed until the next meeting.

> See P. S.

WAIKIKI DRAINAGE
CANAL-

Mr. Bigelow:

Mr. Bigelow, Superintendent of Public Works, and chairman of the territorial Waikiki Reclamation Commission, told in brief what changes were being considered in the development plans of the Waikiki Drainage Canal. He said that the widening of the canal from 150 feet to not more than 250 feet, as authorized by the last legislature, was due partly to the need for additional fill for the swampy lands, and partly to a growing interest in the possibilities of the canal, if widened, for water sports and carnivals.

The most important change under consideration was in the development of the upper, or mauka side, of the canal, where Mr. Bigelow suggested that the

proposed sea wall be done away with, and the proposed boulevard running parallel to the canal be abandoned. In its place he would suggest: first, that the bank be permitted to slope gradually to the edge of the water; second, that the parking strip be planted to rare trees and shrubbery, creating there a tropical garden such as Honolulu has long felt the need of, and which can now be found only in private estates; and in the third place, he would build through this park a winding drive, with possibly a bridle path. The lower side of the canal would remain as heretofore planned, with retaining wall and boulevard.

Mr. Bigelow emphasized the fact that a retaining wall might easily be added at a later date, should future experience indicate the need. The the meantime, however, much would be saved in both delay and expense, and the development of the district would be hastened through increased property values.

The widening of the canal would do away with the two additional bridges proposed in the original plan. Also, the bridge now used by the Rapid Transit people, according to Mr. Bigelow, might well be eliminated, and the cars run over some other connecting street than McCully, and joining Kalakaua Avenue at the present bridge. In this case efforts would be concentrated on the one bridge and the result should be a structure both of permanence and beauty, and the canal between there and the Fair grounds would be left unbroken and free for water sports.

MR. DILLINGHAM:

The Commission was next addressed by Mr. Dillingham, who spent some time in elaborating on Mr. Bigelow's plan, drawing vivid word pictures of the possibilities in such a plan.

He then reminded the Commission that, according to the provisions of the Legislative Act, the canal must be completed in length before the widening can be begun. The length, he said, is being delayed by difficulty in securing the rights of way over the few hundred yards remaining between that part of the canal already dredged and Kapahulu Road. Naturally the Dredging Company are anxious to proceed through this strip and start on the widening, and they are looking to the Commission to hasten the securing of these rights of way. In preparation for the widening work, Mr. Dillingham also urged the immediate establishing of the new lines for the canal width.

Mr. Dillingham told of his interest in a city plan, dating back for many years, and of his delight in seeing it materialize. And yet, he felt that perhaps the Commission was holding too fast to an ideal in street plans, especially in

some sections, such as McCully Tract, which had been opened up many years ago under far different requirements; and also in the case of that small section adjacent to Aiehae and Royal Grove on the Diamond Head side, where a coordination with the present streets would have no vital bearing on the plans as a whole. He related the history of the reclamation area, and the many difficulties encountered in making this project possible. From the standpoint of a businessman, and one intimately interested in the reclamation work, he felt that something should be done to make possible the immediate development of the land already reclaimed, in order that funds might be released and made available to continue the reclamation work farther along the line. And this something looked to him like a compromise. He would endorse any compromise within reason, that would help the property owner to get out from under his load.

Mr. Ohrt here explained that the McCully Tract layout was in fact a compromise layout, and directly planned to take care of that part of the tract which had already been developed under the old plan, and requiring only that that part which was still unimproved should conform with the general plan. As to road requirements, Mr. Ohrt said that there seemed to be a misunderstanding, as the Commission was insistent only on getting the required widths set aside for rights of way at the present, leaving the detail of road construction to take care of itself later on when the property had been sufficiently developed to warrant the creation of an improvement district by the owners themselves, with improvements taken care of through the frontage tax.

Col. Schofield:

Col. Schofield asked that definite lines be established for boundary between the fair grounds and Kapakulu Road at the earliest possible moment so that they may proceed with the placing of their ornamental iron fence and so prevent the stock from over-running the fair grounds. Although Mr. Ohrt and the City Planning Commission have felt that 100 feet is none too wide to take care of the double track and parking space for automobiles on Kapakulu Road, the Colonel still believes that 75 feet is going to be sufficient. Until the width is definitely determined and agreed upon, the lines cannot be established.

He would also wish to have the boundaries established on the canal side of the grounds, preparatory to fencing. This will depend on the course determined for the winding drive in its connection with Kapakulu Road.

No action was taken on any of these points, due to the lateness of the hour, same being deferred until the next meeting of the Commission.

Meeting adjourned at 4:25 p.m.

Respectfully submitted,

Grace Bartlett
Secretary

Approved by -

J. D. McNerny
President

reported

P.S. Secretary, the confirmation by the Board of Supervisors of the Mayor's re-appointments to the Commission, as of June 30 1923.

Mr. J. D. McNerny was unanimously re-elected to serve as President for the ensuing term.

Following is the terms of office of the Commissioners:

G. P. Denison-	term to expire June 30, 1924
A. R. Keller-	" " " " "
J. D. McNerny-	" " " " 1925
P. E. Spalding-	" " " " "
A. R. Macfarlane-	" " " " "

August 16, 1923

A regular meeting of the City Planning Commission was held Thursday, August 16, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT:

J. D. McInerny, President.
G. P. Denison
A. R. Keller.
H. R. Macfarlane.
Mayor Wilson,
City Engineer Ohrt.

ABSENT:

P. E. Spalding.

VISITORS:

George L. Towne, member of the City Planning Commission of Lincoln, Nebraska.

MINUTES:

Minutes of the previous meeting were read and approved.

COMMUNICATIONS:

None.

WAIKIKI RECLAMATION:

City Engineer Ohrt submitted for consideration of the Commission a blue print plan of property owned by Japanese in the Moiliili district, which is included in the Waikiki Reclamation street plans as laid out by the Commission. H. B. Pittman, representing the Japanese property owners, is declared to have proposed that two 70-foot streets will be provided by his clients if the Commission and the Board of Supervisors rescind the stipulation that such streets be paved. The matter was discussed informally and on the proposal of City Engineer Ohrt the Commission decided to meet with the Road Committee of the Board of Supervisors at the committee's meeting Tuesday, August 21 at 4 p.m. and discuss the subject further. The Commission unofficially agrees to the proposal of the Japanese.

The desire of Colonel R. McA. Schofield of the Territorial Fair Commission that

Kapahulu Road be made 75 feet wide instead of 100 feet adjoining the Territorial Fair Grounds and that such stipulation be made at once so that fencing can be started by the Commission was discussed informally and will be taken up at a future meeting to which Col. Schofield will be invited to attend.

CUNHA PROPERTY:

The President was instructed to call upon Governor Farrington in regard to practical steps being taken for the acquisition of the Cunha Property at the Kalakaua entrance to Kapiolani Park.

VISITOR SPEAKS:

Mr. Towne of Lincoln, Nebraska, spoke briefly of the problems facing the City Planning Commission of his city. He said that district planning was difficult to control owing to the fact that sections outside the corporate limits would be subdivided and the streets laid out by real estate concerns before admittance to the city was requested. He reported progress, however, in meeting this situation.

ADJOURNMENT:

The meeting adjourned at 4:10 p.m., the next meeting to held in conjunction with the meeting of the Road Committee of the Board of Supervisors, Tuesday, August 21, at 4 p.m.

Respectfully submitted

W. K. Bassett
Acting Secretary.

Approved by

John C. McInerney
President.

August 30, 1923.

A regular meeting of the City Planning Commission was held on Thursday, August 30, 1923, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President
G. P. Denison
P. E. Spalding
H. R. Macfarlane
A. R. Keller
Mayor Wilson
City Engineer Ohrt

ABSENT: None

MINUTES: Minutes of the previous meeting were read and approved.

COMMUNICATIONS: The secretary reported that a second letter had been received from Mr. Armitage of the Hawaii Tourist Bureau, in which he asked for some action on his previous letter and report in regard to the need for securing better service for the tourist, especially in the matter of more benches and comfort stations in the center of the city.

The secretary was requested to transmit report and letter to the Board of Supervisors, the Commission believing it to be a matter outside their jurisdiction.

ROAD COMMITTEE: Mr. Ohrt reported that he had had no success in arranging for a meeting with the Road Committee.

CUHNA PROPERTY: President McInerny reported that he had not made his promised visit to the Governor in regard to the acquisition of the Cuhna property, as building on that property had apparently been abandoned.

Sub-Division Requirements in City of Los Angeles: Mr. Ohrt read some excerpts from a pamphlet, prepared for the regional planning conference of Los Angeles, by John R. Prince, Engineer

of City Planning, and called a "Guide for the preparation of subdivisions of land for the use of subdividers and engineers".

Mr. Ohrt called attention to the fact that Los Angeles was meeting in a very positive manner conditions very similar to those existing in Honolulu. He pointed out that the law in regard to subdividing property in Los Angeles is detailed and explicit, making it impossible for any subdivision to be recorded until approved by the City Planning Commission, and various other agencies. He also called especial attention to the fact that Los Angeles does not require the improvement of streets in subdivisions, such improvements being initiated by interested property owners.

The secretary was requested to send for additional copies of this booklet for the use of the Commission.

ADJOURNMENT: Meeting adjourned at 4:00 P.M.

Respectfully submitted-

Grace Bartlett
Secretary

Approved by-

J. McInerney
President

September 27, 1923.

A regular meeting of the City Planning Commission was held on Thursday, September 27, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J.D. MCInerny
P. E. Spalding
A. R. Keller
H. R. Macfarlane
Mayor Wilson
City Engineer Ohrt

ABSENT: G. P. Denison

MINUTES: Minutes of the previous meeting were read and approved.

MANOA SUB-DIVISION:

Mr. Ohrt reported that Mr. Wright of Harvey & Wright, had submitted plans for sub-division of property in Manoa Valley at the end of the Manoa car line, running east of Oahu Avenue and extending into the taro patches of that district.

Mr. Ohrt said that in conference with Mr. Wright, he had told him that 50 foot streets would be acceptable, but 60 foot streets preferable. The plan as submitted is based on 60 foot streets, and was unanimously approved by the Commission.

MERCHANT STREET WIDENING:

Followed an informal discussion of the delay in widening Merchant Street.

Mayor Wilson explained that the Board of Supervisors had called a public hearing, not with any intent to delay or cloud the issue, but simply as a means of finding out what method of widening the property owners themselves would favor. The method of establishing a set-back line, which is approved by the Commission, would affect new building only, causing much less hardship than the creation of an improvement district, but it would take many years before the widening could be completed. The creation of an improvement district would necessitate the immediate widening all along the line.

REALTY BOARD
DINNER MEETING-

Mention was made of the invitation sent by the Realty Board of Honolulu to members of the Commission to join them in a dinner meeting on Friday evening, September 28. This interest on the part of the real estate people was welcomed as a step toward a closer cooperation between the two.

ADJOURNMENT:

There being no further business, the meeting adjourned at 4 p.m.

Respectfully submitted-

Grace Bartlett
Secretary

Approved by-

John McInerney
President

October 11, 1923.

A regular meeting of the City Planning Commission was held on Thursday, October 11, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT: J. D. McInerny, President
P. E. Spalding
H. R. Macfarlane
City Engineer Ohrt

ABSENT: A. R. Keller
G. P. Denison
Mayor Wilson

MINUTES: Minutes of the previous meeting were read and approved.

CHAMBER of COMMERCE
INVITATION-

President McInerny reported that he had but one matter to come up at this meeting. He said that he had been asked by Mr. Frank Atherton to address the Chamber of Commerce on the subject of City Planning at its October 18 meeting.

Due to the fact that any statements made prior to the municipal elections might be misconstrued and used for political ends, Mr. McInerny felt that it was not advisable for him to accept the invitation to speak at this time. However, he said that he had promised to bring the matter before the Commission at its meeting this week, and to abide by the wishes of the commissioners.

The City Planning Commission unanimously agreed that this invitation should not be accepted at this time, but postponed until some time after the general election.

Meeting adjourned at 3:25 p.m.

Approved by-

Respectfully submitted-

J. D. McInerny
President

Grace Bartlett
Secretary

October 25, 1923.

A regular meeting of the City Planning Commission was held on Thursday, October 25, at 3 p.m. in the assembly hall of the Kapiolani Building.

PRESENT:

J. D. McInerney, President
P. E. Spalding
H. R. Macfarlane

ABSENT:

A. R. Keller
G.P. Denison
Mayor Wilson
City Engineer Ohrt

RECOMMENDATION of
AMERICAN ASSOC. of
ENGINEERS -

The secretary reported that a resolution, prepared by the Civic Affairs Committee of the Honolulu Chapter of the American Association of Engineers, relating to the establishment of street location and grades, and presented to the Board of Supervisors at their meeting on October 15, had been referred to the City Planning Commission for a report thereon.

Recommendations were approved and letter to the Board was ordered, urging immediate action.

Both Mayor Wilson and Engineer Ohrt being detained and unable to attend the meeting, no further business was taken up, the meeting adjourning at 4:20 p.m.

Respectfully submitted,

Grace Bartlett
Secretary

Approved by-

J. D. McInerney
President

CITY AND COUNTY OF HONOLULU PLANNING DEPARTMENT MICROFILM CERTIFICATION		REEL NUMBER: 2
		Number of Images: 144
FLASH	TITLE	
START	PLANNING COMMISSION MINUTES	
1	Minutes for January, February, March, 1922	
2	Minutes for April, May, June, 1922	
3	Minutes for July, August, September, 1922	
4	Minutes for October, November, December, 1922	
5	Minutes for January, February, March, April, May, June, 1923	
6	Minutes for August, September, October, 1923	
END		
<p style="text-align: center;">CERTIFICATION</p> <p style="text-align: center;">I HEREBY CERTIFY THAT THE MICROPHOTOGRAPHS APPEARING IN THIS REEL OF FILM ARE TRUE COPIES OF THE ORIGINAL DOCUMENTS.</p> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="text-align: center;"> <p><u>April 30, 1971</u> Date</p> </div> <div style="text-align: center;"> <p><u>Marie L. Myrshers</u> Signature of Operator</p> </div> </div>		

END